



CITY OF AUSTIN ACTION PLAN 2005-06

Year 2 of Consolidated Plan 2004-09

City of Austin, Texas
Neighborhood Housing and Community Development Department
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Annual Action Plan

Fiscal Year 2005-2006



City of Austin, Texas

For the Consolidated Plan years:
October 1, 2004 through September 30, 2009

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Director

Cover photo provided by Marsha Miller of Lyons's Garden resident, Carmen Ybarbo.

In 2004, the National Community Development Association awarded the City of Austin's Neighborhood Housing and Community Development Department the National Award of Excellence for the affordable housing project, Lyons Gardens. Lyons Gardens provides a fully accessible, affordable independent living community that integrates housing and services for low-income older adults allowing them to "age in place."



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2005-2009 Consolidated Plan

2005-06 Action Plan

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Section 1

INTRODUCTION

Vision, National Objectives, Annual Process
Priorities, Goals, and Strategies
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Section 1: INTRODUCTION

Vision, National Objectives

Vision and Mission

City of Austin Vision:

To be the most livable community in the country.

Neighborhood Housing and Community Development (NHCD) Department Mission:

To provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

To accomplish this mission, NHCD directly administers a variety of programs to serve the community's housing, community development, and economic development needs and provides grant funding to various agencies and non-profit organizations.

National Goals

Federal law requires that housing and community development grant funds primarily benefit low- and moderate- income persons in accordance with the following HUD goals:

Provide a suitable living environment

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

Provide decent housing

Included within this broad goal are the following: assist homeless persons in obtaining affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low and moderate-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

Expand economic opportunities

Within this goal are creating jobs accessible to low- and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons in federally assisted and public housing to achieve self-sufficiency. The City of Austin's vision is to be the most livable community in the country.

Lead Agency

The Neighborhood Housing and Community Development Department (NHCD) is designated by the City as the single point of contact with the U.S. Department of Housing and Urban Development (HUD), and lead agency for the grant administration of the CDBG, HOME, HOPWA, and ESG programs. The City designates NHCD to be the program administrator for CDBG and HOME programs. The City designates the Austin/Travis County Health and Human Services Department (HHSD) as the program administrator for the HOPWA and ESG programs.

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Annual HUD Process

As the single point of contact for HUD, NHCD is responsible for developing the 5-Year Consolidated and Annual Action Plans. NHCD works with the HHSD, the Community Development Commission (CDC), and the Austin Area Comprehensive HIV Planning Council (HIV Planning Council).

Annual HUD Consolidated Plan Process

Every three to five years, the City of Austin is required by law to prepare a **Consolidated Plan** in order to receive federal funds from the U.S. Department of Housing and Urban Development (HUD). The City of Austin's Consolidated Plan spanning fiscal years 2004-05 through 2008-09 is the City's blueprint for addressing the community's most critical housing and community development needs. Consistent with research and public comments, increasing affordable housing and creating jobs were named Austin's highest priorities.

Action Plan

For each succeeding year, the City of Austin is required to prepare a one-year **Action Plan** to notify citizens and HUD of the City's intended actions during that particular fiscal year. This Plan includes citizen and stakeholder input and is due to the HUD Field Office in San Antonio, Texas no later than August 15, annually. The Action Plan for fiscal year 2005-06 is the City's annual strategy for addressing the community's critical housing and community development needs. This plan was developed under the guidelines established by the U.S. Department of Housing and Urban Development (HUD), and it serves as the application for four formula grant programs:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Program (HOME);
- Housing Opportunities for People with AIDS (HOPWA), and;
- Emergency Shelter Grants (ESG)

CAPER

At the end of each fiscal year, the City must also prepare a **Consolidated Annual Performance and Evaluation Report (CAPER)** to provide information to HUD and citizens about that year's accomplishments. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped to meet the City's five-year goals and to address priority needs identified in the Consolidated Plan and the Annual Action Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually no later than December 31.

Changes to this Year's Action Plan Format

In FY 2005-06, in order to make more efficient use of this document, the Integrated Disbursement Information Systems (IDIS) charts and the Action Plan Project Pages are combined. In these pages you will now find all of the federal information required for each program/activity.

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Section 1: INTRODUCTION

Priorities, Goals and Strategies

Priorities for funding

In the Consolidated Planning 2004-09 process, the City of Austin determined priorities for federal funding. HUD defines high priorities as those programs which will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City determined in prior years that while infrastructure is a need in the community and an eligible expense of CDBG funds, CDBG funds will be used instead for housing and community development. Therefore, infrastructure is a low priority in Austin.

Priorities Consolidated Plan FY 2004-09

Priority Name	Priority
Emergency/Homeless Shelter	High
Transitional	High
Assisted	High
Public Housing	N/A
Rental	High
Homebuyer Assistance	High
Small Business Development	High
Commercial Revitalization	High
Public Services (Neighborhood Revitalization)	High
Public Facilities	Medium
Infrastructure	Low

Method for establishing Consolidated Plan FY 2004-09 priorities

The citizens of Austin were instrumental in developing the priorities in this Plan, which is a result of almost a year of activity by the City of Austin, Neighborhood Housing and Community Development Department (NHCD).

1. City staff drew on authoritative sources to provide a quantitative analysis of housing and community development needs.
2. An independent consultant was hired to evaluate impediments to fair housing choice and assess the needs of special populations.
3. Staff also conducted five public hearings at which more than 115 people testified.
4. Staff held seven consultations meetings with service providers from housing, elderly services, child care, youth services, fair housing, economic development, small

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Section 1: INTRODUCTION

Priorities, Goals and Strategies

businesses, neighborhood revitalization projects, Housing Authorities, and other government agencies.

5. The City collected 1,029 citizen surveys; and received 20 letters from the public during the written comment period on community needs.
6. The Planning staff made several presentations of all the data gathered through the four months of needs assessment activities.
7. Professional program staff used this information to evaluate existing programs, then to project future demand and capacity in priority areas.
8. Upon presentation of the draft Consolidated Plan, additional comment was received at two public hearings and in 39 letters. This comment was considered in the final preparation for the plan and in establishing priorities.

In preparation for the discussion of funding priorities, the City of Austin prepared a market study using various quantitative sources and conducting trend analysis. The information received from various forms of citizen participation underscores the changes that have occurred in the market. The priorities identified and recommendations included in the following document balance public desires for current or new programs with existing commitments and funding realities.

Given this input and the current funding reality, the City of Austin will focus its programs on serving fundamental needs of the Austin community during the next four years: housing, through the various stages of the housing continuum; and employment, through small business development, commercial revitalization and public services.

Although no new housing programs are proposed, NHCD will shift its focus in two important ways. First, programs will serve households at lower income levels than in the past due to the changes in the market. Second, completed Neighborhood Plans will be utilized to generate support for affordable housing and increase successful neighborhood revitalization. A Capacity Building Program for Community Housing Development Organizations (CHDO) was created in the first year of the five-year Consolidated Plan.

Public Facilities has been designated a medium priority, as no new funding is proposed within the next five years. However, a large share of new CDBG funding (over \$1 million) is already committed to debt service on two existing public facilities -- the Millennium Youth Entertainment Center and the Austin Resource for the Homeless (ARCH). NHCD may partner with community members to provide facility space through other funding sources and mechanisms.

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Section 1: INTRODUCTION

Priorities, Goals and Strategies

OVERALL GOAL: Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:

HOUSING GOAL: Over 6,000 households will gain and/or retain housing annually using the following strategies:

Priorities and Proposed Accomplishments FY 2004-09: Housing									
Type of Housing Strategy	Priority for Federal Funds	Type of Families	Proposed Accomplishments: AT LEVEL FUNDING					Total Households	Funding Sources
			Annual Goals						
			2005	2006	2007	2008	2009		
Emergency Shelter/ Homeless Shelter	High	Elderly, homeless, chronic homeless	2320	4075	2320	2320	2320	13,355	ESG
Transitional	High	At this time, there are no programs that are strictly transitional.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Housing	Funded through Housing Authority	All types of cost-burdened housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Assisted	High	Homeless; people with HIV/AIDS	749	727	749	749	749	3,723	HOME, HTF, HOPWA
Rental	High	Small Family/Large Family/ Elderly/ Disabled	283	1753	275	275	275	2,861	CDBG, HOME, HTF, GF
Homebuyer Assistance	High	Small Family/ Large Family	274	245	274	274	274	1,341	CDBG, HOME, GF, HTF, HAF, ADDI
Owner-occupied	High	Small Family/ Large Family/ Elderly/ Disabled	940	986	940	940	940	4,706	CDBG, HOME, HTF, HAF, LHCG
		Sub-total	4,566	7,786	4,558	4,558	4,558	Subtotal: 26,026	
S.M.A.R.T. Housing™	N/A	All types	1,500	1,500	1,500	1,500	1500	7,500	
Bonds	N/A	All types	192	40	172	172	144	720	
			1,692	1,540	1,672	1,672	1,644	Subtotal: 8,220	
			6,258	9,326	6,230	6,230	6,202	TOTAL: 34,246	

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Section 1: INTRODUCTION

Priorities, Goals and Strategies

Priorities and Proposed Accomplishments FY 2004-09: Community Development

OVERALL GOAL: Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:

COMMUNITY DEVELOPMENT GOAL: Assist over 30,000 low-income households annually using the following strategies:

Type of Community Development Strategy	Priorities for Federal Funds	Type of Household Served	Proposed Accomplishments: Annual Goals					Total Households	Funding Sources
			2004-05	2005-06	2006-07	2007-08	2008-09		
Commercial Revitalization	High	Low to moderate income	3,269	3,269	3,269	3,269	3,269	16,345	CDBG
Small Business Development	High	Small Business Owners	300	266	279	261	258	1,364	CDBG
Public Services (Neighborhood Revitalization)	High	Low to moderate income	34,544	34,924	30,996	31,596	32,209	164,269	CDBG
Public Facilities**	Medium		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Infrastructure***	Low		N/A	N/A	N/A	N/A	N/A	N/A	N/A
			38,113	38,459	34,544	35,126	35,736	181,978	TOTAL HOUSEHOLDS

** Public Facilities was designated as a Medium priority, which using HUD's definition means that this category will not be funded unless there are funds available, at which time, there will have to be a reprogramming to re-prioritize this category as a high priority.

***Infrastructure: The City of Austin will not use any CDBG funds on infrastructure.

N/A = Not applicable.

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Section 1: INTRODUCTION

Priorities, Goals and Strategies

Five Year Goals and Strategies **NHCD OVERALL GOAL:** Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:

CONSOLIDATED PLAN GOALS FY 2004-2009: Housing

Consolidated Plan Housing Goal:	Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:
	Over 6,000 households will gain and/or retain housing annually using the following strategies:
Consolidated Plan Strategies:	A. Provide housing services through a continuum from homelessness to homeownership.
	B. Owner Occupied - Provide opportunities for households to retain their homes through rehabilitation and construction.
	C. Homebuyer - Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.
	D. Rental – Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.
	E. Assisted – Provide resources to eligible households to access or retain affordable rental units.
	F. Transitional - Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.
	G. Emergency and Homeless Shelters – Assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.
	H. Facilitate regulatory reform to reduce institutional barriers to housing development.
	I. Neighborhood Projects - Implement housing affordability components of adopted neighborhood plans, master plans and identified priority neighborhoods.

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Section 1: INTRODUCTION

Priorities, Goals and Strategies

CONSOLIDATED PLAN GOALS FY 2004-2009:

Community Development

Consolidated Plan Community Development Goal:	Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:
	Assist over 30,000 low-income households annually using the following strategies:
Consolidated Plan Strategies:	Strategy A. Community Revitalization - Serve low-income households, small businesses, and housing non-profit organizations, and, provide commercial space through the following activities: <ul style="list-style-type: none">• Repair and renovate single-family housing• Build mixed- income housing• Support commercial development that leads to job creation• Support neighborhood organizations• Promote fair housing practices• Promote historical preservation and renovation• Ensure adequate infrastructure for revitalization• Provide information to neighborhoods about City services
	Strategy B. Small Business Development - Serve low-income households and small businesses through the following activities: <ul style="list-style-type: none">• Provide small business training and technical assistance• Provide small business loans that lead to job creation• Provide networking opportunities for small business owners• Open new contracting opportunities for small businesses
	Strategy C. Public Services - Serve low-income households through the following activities: <ul style="list-style-type: none">• Increase access to quality childcare• Support access to existing senior services• Improve available services for youth• Support access to adult basic education• Provide job training for Housing Authority residents

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Section 1: INTRODUCTION

Funding Sources

Neighborhood Housing and Community Development Department Funding Sources

In fiscal year 2004-05, the City received \$15.6 million from HUD through four formula grants. HUD estimates the City of Austin's allocation for FY 2005-06 to be \$14.4 million. Funds are provided through four entitlement grants with amounts determined by statutory formulas: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Shelter Grant Program (ESG); and Housing Opportunities for People with AIDS (HOPWA). Non-entitlement grants are secured by the City through a competitive process.

<u>Federal Funds</u>	Funding Level
Community Development Block Grant (CDBG) (PL 93-383)	\$8,476,947
CDBG Program Income	\$1,319,954
CDBG Revolving Fund	\$760,813
HOME Investment Partnership Program (HOME) (PL 102-625)	\$4,527,059
HOME Program Income	\$2,654,684
American Dream Down Payment Initiative(ADDI)	\$204,041
Emergency Shelter Grant Program (ESG) (PL 102-550)	\$327,973
Housing Opportunities for Persons with AIDS Program (HOPWA) (PL 102-550)	\$931,000
Economic Development Initiative (EDI)	\$198,400
*Lead-Based Hazard Control Grant (LHCG)	\$2,424,227
*Neighborhood Commercial Management Section 108	\$3,000,000
*Healthy Homes	\$1,000,000
<i>Subtotal Federal Funds</i>	<i>\$25,825,098</i>
<u>City of Austin General Fund</u>	Funding Level
Operating Funds/Housing Fund	\$1,394,071
General Fund CIP	\$1,576,474
Housing Trust Fund	\$1,143,229
University Overlay- Housing Trust Fund	\$37,824
Housing Assistance Fund	\$501,340
<i>Subtotal City of Austin General Fund</i>	<i>\$4,652,938</i>
TOTAL	\$30,478,036

* The City of Austin has applied for these funds for use in fiscal year 2005-06. These amounts reflect the anticipated received amount, and are not guaranteed funding sources.

Funding Source Definitions

Community Development Block Grant

The Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. The primary objective of CDBG is the development of viable communities by a) providing decent housing, b) suitable living environment, c) and expanding economic opportunities.

To achieve these goals, any activity funded with CDBG must meet one of three national objectives:

- Benefit to low- and moderate- income persons
- Aid in the prevention of slums or blights
- Meet a need having a particular urgent need (referred to as urgent need)

HOME Investment Partnerships Program

The HOME Program was created by the National Affordable Housing Act of 1990 (NAHA), and has been amended several times by subsequent legislation. There are three objectives of the HOME Program:

- (a) Expand the supply of decent, safe, sanitary and affordable housing to very low and low income individuals;
- (b) To mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary and affordable housing to very low and low income individuals; and
- (c) Leverage private sector participation and expand the capacity of nonprofit housing providers.

American Dream Down-payment Initiative

The American Dream Down payment Initiative (ADDI) was signed into law by President Bush on December 16, 2003 under the American Dream Down payment Act (Public Law 108-186) (ADDI statute). Funds made available under the ADDI statute will be allocated to eligible HOME program participating jurisdictions (PJ) to assist low-income households become first-time homebuyers.

Emergency Shelter Grants

Emergency Shelter Grant (ESG) awards grants for the rehabilitation or conversion of buildings into homeless shelters. It also funds certain related social services, operating expenses, homeless prevention activities, and administrative costs. Austin uses ESG for shelter operating expenses, essential services (supportive services concerned with employment, health, drug abuse, and education), or homelessness prevention activities. ESG supplements state, local, and private efforts to improve the quality and number of emergency homeless shelters. By funding emergency shelter and related social services, ESG provides a foundation for homeless people to begin moving to independent living.

Housing Opportunities for People with HIV/AIDS

The HOPWA Program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and nonprofit organizations for projects that benefit low- income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services as part of HUD's Consolidated Planning initiative that works in partnership with communities and neighborhoods in managing federal funds appropriated to HIV/AIDS programs.

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Funding Source Definitions

Economic Development Initiative	Economic Development Initiative (EDI) funds are non-entitlement federal grant funds to be used to for the Community Development Façade Improvement Program in the East 11 th and 12 th Street Redevelopment area. EDI funds from FY 2004-05 will be used to promote the S.M.A.R.T. Housing™ Policy Initiative across the country.
Lead Hazard Control Grant	The Healthy Homes and Lead Hazard Control Program under the U.S. Department of Housing and Urban Development (HUD) awards funds to local governments to develop lead-based paint awareness and inspection program for homes built prior to 1978. The LHC received its first 3-year grant in 2003, and has applied for another three-year grant cycle beginning FY 2005-06.
Healthy Homes Demonstration Grant	The Healthy Homes Demonstration Grant is to provide housing assessment, maintenance, renovation, and construction techniques that identify and correct housing-related illness and injury risk factors. NHCD has applied for \$1,000,000 funding through this grant for part of FY 2005-06.
Section 108	Section 108 is a loan guarantee provision of the Community Development Block Grant program that HUD offers to local governments that allows them access to non-entitlement CDBG funds used as federally guaranteed loans to pursue large physical and economic revitalization projects that can renew entire neighborhoods. NOTE: The City of Austin is applying for an additional loan of \$3,000,000 through Section 108 for the 2005-06 Fiscal Year. However, at the time of this document, the City has not received approval of funding. If successful in receiving this loan, the City will utilize the funds for the Commercial Management Project under the Community and Economic Development Program.
Operating Funds	Operating Funds/Housing Funds are local funds from the City of Austin used to carry out the operation/mission of City departments.
General Fund: Capital Improvement Program	General Fund Capital Improvement Program (CIP) are local funds from the City of Austin used to construct affordable housing.
Housing Trust Fund	The City of Austin provides \$1,143,229 for the Housing Trust Fund, a key component of the City's social-equity initiative funded through the City's General Fund. In FY 2005-06, there is also funding in the Housing Trust Fund from the University Overlay Fund.
Housing Assistance Fund	The Austin Housing Finance Corporation issued \$10,000,000 in Residual Value Revenue Bonds in 1988 from its 1980 Single Family Bond Issue. The purpose of the issue was to create an income stream that can be used for providing housing assistance to persons and families of low and moderate income. Seven million, five hundred thousand dollars (\$7,500,000) in bond proceeds was deposited into the Housing Assistance Fund. Earnings from this fund are used by AHFC to assist the city in its affordable housing initiatives.

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Leveraging Resources

Federal requirements define leveraging as “other” public and private resources that address needs identified in the Consolidated Plan. The table below shows the estimated non-federal funds to be leveraged by program. For homeownership programs, leveraging is the total amount of the mortgage loan minus the amount of assistance. For rental programs, leveraging is the total project funding minus the amount of assistance.

Programs	Fund Source	Estimated Units	Estimated Leveraging
Homeownership Development	HOME	80	\$ 2,324,000
Homebuyer Assistance	HOME	165	\$ 15,631,000
Rental Housing Dev. Assistance	HOME/CDBG /HTF	138	\$ 8,716,000
TOTAL- FEDERAL FUNDED		383	\$ 26,671,000
Single Family Bonds		40	\$ 4,600,000
TOTAL- NON-FEDERAL		40	\$ 4,600,000

ACTION PLAN 2005-06

Funding Tables

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SECTION 1: INTRODUCTION

Funding Tables

ALL FUNDING SOURCES					
	Funding Source	FY 04-05 Estimated CarryForward	Funding FY05-06	Projected Program Level FY05-06 (Estimated plus Funding FY04-05)	Households Served
HOUSING DEVELOPMENT					
<i>Homeless/Emergency Shelter:</i>					
Shelter Operation and Maintenance.....	ESG	-	218,903	218,903	4,000
Homeless Essential Services.....	ESG	-	92,672	92,672	75
<i>Subtotal, Homeless/Emergency Shelter.....</i>		<i>-</i>	<i>311,575</i>	<i>311,575</i>	<i>4,075</i>
<i>Assisted Housing</i>					
Tenant-based rental assistance.....	HOME	-	431,925	431,925	-
Administration	PI (HOME)	-	58,075	58,075	-
	HTF	88,925	175,000	263,925	82
Subtotal, TBRA.....		88,925	665,000	753,925	82
Housing for People with HIV/AIDS:					
Rent, Mortgage, and Utility Assistance.....	HOPWA	-	641,180	641,180	615
Residential Support Services.....	HOPWA	-	261,890	261,890	30
Subtotal, HIV/AIDS Housing.....		-	903,070	903,070	645
<i>Subtotal, Assisted Housing.....</i>		<i>88,925</i>	<i>1,568,070</i>	<i>1,656,995</i>	<i>727</i>
<i>Rental Housing:</i>					
<i>Rental Development Services</i>					
Rental Hsg. Development Assistance.....	HOME	-	1,041,382	1,041,382	-
	HOME (CHDO)	275,034	679,058	954,092	-
	PI (HOME)	-	110,609	110,609	-
	CDBG	678,085	318,833	996,918	-
	PI (CDBG)	-	45,446	45,446	-
	UNO-HTF	-	37,824	37,824	-
	HTF	-	968,229	968,229	138
Subtotal, Rental Housing Dev. Assist.....		953,119	3,201,381	4,154,500	138
Architectural Barrier Program	CDBG	226,528	-	226,528	100
Voluntary Compliance Agreement.....	GF-CIP	10,000	34,000	44,000	1,515
Anderson Hill Redevelopment					
Rental	PI (HOME)	-	1,848,000	1,848,000	-
Subtotal, Anderson Hill Redevelopment		-	1,848,000	1,848,000	-
<i>Subtotal, Rental Housing.....</i>		<i>1,189,647</i>	<i>5,083,381</i>	<i>6,273,028</i>	<i>1,753</i>
<i>Homebuyer Services</i>					
<i>Homebuyer Assistance</i>					
Down Payment Assistance.....	HOME	534,245	1,209,872	1,744,117	-
	PI (HOME)	-	238,732	238,732	-
	HAF-Sales Proceed	-	27,976	27,976	-
	ADDI	-	204,041	204,041	165
Subtotal, Homebuyer Lending Assistance		534,245	1,680,621	2,214,866	165
<i>Homeownership Development</i>					
Acquisition & Development.....	CDBG	298,000	453,873	751,873	-
	HOME	58,000	485,861	543,861	-
	CDBG-Rev. Loan	434,644	607,733	1,042,377	-
	GF-CIP	25,162	830,474	855,636	-
	HAF-Sales Proceed	170,507	473,364	643,871	-
	HOME Match	68,899	-	68,899	-
	PI (HOME)	803,046	266,000	1,069,046	47
Subtotal, Acq. & Development (owner)....		1,858,258	3,117,305	4,975,563	47
CHDO Capacity Building	HOME (CHDO)	-	125,000	125,000	20
Juniper/Olive Street Housing Project	PI (CDBG)	-	565,508	565,508	-
Anderson Hill Redevelopment					
Homeownership	CDBG	242,208	-	242,208	-
Homeownership	HOME	1,848,742	-	1,848,742	13
Subtotal, Anderson Hill Redevelopment		2,090,950	-	2,090,950	13
Subtotal, Homeownership Development..		3,949,208	3,807,813	7,757,021	80
<i>Subtotal, Homebuyer Services.....</i>		<i>4,483,453</i>	<i>5,488,434</i>	<i>9,971,887</i>	<i>245</i>

2005-2006 Annual Action Plan

SECTION 1: INTRODUCTION

Funding Tables

ALL FUNDING SOURCES					
	Funding Source	FY 04-05 Estimated CarryForward	Funding FY05-06	Projected Program Level FY05-06 (Estimated plus Funding FY04-05)	Households Served
<u>Owner-Occupied Housing:</u>					
<u>Housing Rehabilitation Services</u>					
Architectural Barrier Program	CDBG	947,837	529,782	1,477,619	400
Emergency Repair Program.....	CDBG	-	950,000	950,000	450
Homeowner Rehabilitation Loan Program ...	CDBG	408,844	219,945	628,789	-
	CDBG-Rev. Loan	-	153,080	153,080	-
	PI (HOME)	-	133,268	133,268	-
	HOME	1,000,000	101,256	1,101,256	30
Subtotal, Homeowner Moderate Rehab...		1,408,844	607,549	2,016,393	30
Materials Grants Program.....	HTF	85,611	-	85,611	40
Subtotal, Materials Grants Program.....		85,611	-	85,611	40
Housing Rehabilitation Challenge Fund.....	HTF	300,000	-	300,000	-
Healthy Homes/Lead Hazard Control				-	-
Heathy Homes	HHAP	-	1,000,000	1,000,000	12
Lead Based Paint Program (Owner/Rent) LHCG		174,231	2,424,227	2,598,458	54
Subtotal, Healthy Homes/Lead Hazard Control Grant.....		174,231	3,424,227	3,598,458	66
Subtotal, Owner-Occupied Housing.....		2,916,523	5,511,558	8,428,081	986
SUBTOTAL, Housing.....		8,678,548	17,963,018	26,641,565	7,786
<u>COMMUNITY DEVELOPMENT</u>					
<u>Small Business Development</u>					
Community Development Bank.....	CDBG	-	115,850	115,850	48
Microenterprise Technical Assistance.....	CDBG	-	157,448	157,448	190
Neighborhood Commercial Mgmt.....	CDBG	-	48,491	48,491	-
	Section 108	1,300,000	3,000,000	4,300,000	20
Subtotal Neigh Commercial Management.....		1,300,000	3,048,491	4,348,491	20
Small Minority Business Assistance.....	CDBG	-	206,594	206,594	8
Subtotal, Small Business Development.....		1,300,000	3,528,383	4,828,383	266
<u>Commercial Revitalization</u>					
East 11/12th Streets Revitalization.....	CDBG	-	576,268	576,268	3,269
Administration	CDBG	55,000	-	55,000	-
	PI (CDBG)	-	559,000	559,000	-
	EDI	-	198,400	198,400	-
Subtotal, Commercial Revitalization.....		55,000	1,333,668	1,388,668	3,269
<u>Neighborhood Revitalization (Public Services)</u>					
Child Care Services.....	CDBG	-	672,200	672,200	320
	PI (CDBG)	-	20,000	20,000	-
Subtotal Child Care Services.....		-	692,200	692,200	320
English as a Second Language.....	CDBG	20,000	-	20,000	240
Tenants' Rights Assistance.....	CDBG	-	264,927	264,927	599
Housing Information and referral.....	CDBG	50,000	25,307	75,307	28,844
Neighborhood Support Services.....	CDBG	120,000	-	120,000	4,000
Senior Services.....	CDBG	-	122,600	122,600	229
Youth Support Services.....	CDBG	21,400	186,508	207,908	157
Subtotal, Public Services.....		211,400	1,291,542	1,502,942	34,389
<u>Debt Services</u>					
Homeless Shelter, Debt Service.....	CDBG	118,455	484,948	603,403	-
Neighborhood Commercial Mgmt Debt Serv	CDBG Rev Loan	-	130,000	130,000	-
East 11/12th Streets Revital., Debt Service.....	CDBG	49,247	702,736	751,983	-
Millennium Youth Center, Debt Service.....	CDBG	-	745,248	745,248	-
Subtotal, Debt Service.....		167,702	2,062,932	2,230,634	-
SUBTOTAL, Community Development.....		1,734,102	8,216,525	9,950,627	37,924

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Funding Tables

ALL FUNDING SOURCES					
	Funding Source	FY 04-05 Estimated CarryForward	Funding FY05-06	<i>Projected Program Level FY05-06 (Estimated plus Funding FY04-05)</i>	Households Served
ADMINISTRATION.....					
	CDBG	-	1,695,389	1,695,389	-
	HOME	-	452,705	452,705	-
	ESG	-	16,398	16,398	-
	HOPWA	-	27,930	27,930	-
	GF	-	1,394,071	1,394,071	-
SUBTOTAL, Administration.....		-	3,586,493	3,586,493	-
HOUSING POLICY					
	S.M.A.R.T. Housing Review Team..... GF-CIP	-	466,000	466,000	1,500
	S.M.A.R.T. Housing Austin Energy Payment.. GF-CIP	-	246,000	246,000	-
	S.M.A.R.T. Housing Initiative..... EDI	196,509	-	196,509	-
SUBTOTAL, HOUSING POLICY.....		196,509	712,000	908,509	1,500
SUBTOTAL, Grant and Local Funding.....		11,909,158	30,478,036	45,435,685	47,230
HOUSING BOND PROGRAMS					
	Single Family Bond Programs.....	4,000,000	-	4,000,000	40
SUBTOTAL, Housing Bond Programs.....		4,000,000	-	4,000,000	40
TOTAL, ALL PROGRAMS.....		15,909,158	30,478,036	49,435,685	47,270

2005-2006 Annual Action Plan

SECTION 1: INTRODUCTION

Funding Tables

COMMUNITY DEVELOPMENT BLOCK GRANT				
	Funding Source	FY 04-05 Estimated CarryForward	Funding FY05-06	Projected Program Level FY05-06 (Estimated plus Funding FY04-05)
HOUSING DEVELOPMENT				
<u>Rental Housing:</u>				
<u>Rental Development Services</u>				
Rental Hsg. Development Assistance.....	CDBG	678,085	318,833	996,918
	PI (CDBG)	-	45,446	45,446
Subtotal, Rental Housing Dev. Assist.....		678,085	364,279	1,042,364
Architectural Barrier Program	CDBG	226,528	-	226,528
Subtotal, Rental Housing.....		904,613	364,279	1,268,892
<u>First-Time Homebuyer</u>				
<u>Homeownership Development</u>				
Acquisition & Development.....	CDBG	298,000	453,873	751,873
	CDBG-Rev. Loan	434,644	607,733	1,042,377
Subtotal, Acq. & Development (owner)....		732,644	1,061,606	1,794,250
Anderson Hill Redevelopment				
Juniper/Olive Street Housing Project	PI (CDBG)	-	565,508	565,508
Homeownership	CDBG	242,208	-	242,208
Subtotal, Anderson Hill Redevelopment		242,208	565,508	807,716
Subtotal, Homebuyer Development.....		974,852	1,627,114	2,601,966
Subtotal, First-Time Homebuyer.....		974,852	1,627,114	2,601,966
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Architectural Barrier Program	CDBG	947,837	529,782	1,477,619
Emergency Repair Program.....	CDBG	-	950,000	950,000
Homeowner Rehabilitation Loan Program ..	CDBG	408,844	219,945	628,789
	CDBG-Rev. Loan	-	153,080	153,080
Subtotal, Homeowner Moderate Rehab...		408,844	373,025	781,869
Subtotal, Owner-Occupied Housing.....		1,356,681	1,852,807	3,209,488
SUBTOTAL, Housing.....		3,236,146	3,844,200	7,080,346
COMMUNITY DEVELOPMENT				
<u>Small Business Development</u>				
Community Development Bank.....	CDBG	-	115,850	115,850
Microenterprise Technical Assistance.....	CDBG	-	157,448	157,448
Neighborhood Commercial Mgmt.....	CDBG	-	48,491	48,491
Small Minority Business Assistance.....	CDBG	-	206,594	206,594
Subtotal, Small Business Development.....		-	528,383	528,383
<u>Commercial Revitalization</u>				
East 11/12th Streets Revitalization.....	CDBG	-	576,268	576,268
Administration	CDBG	55,000	-	55,000
	PI (CDBG)	-	559,000	559,000
Subtotal, Commercial Revitalization.....		55,000	1,135,268	1,190,268
<u>Neighborhood Revitalization (Public Services)</u>				
Child Care Services.....	CDBG	-	672,200	672,200
	PI (CDBG)	-	20,000	20,000
English as a Second Language.....	CDBG	20,000	-	20,000
Tenants' Rights Assistance.....	CDBG	-	264,927	264,927
Housing Information and referral.....	CDBG	50,000	25,307	75,307
Neighborhood Support Services.....	CDBG	120,000	-	120,000
Senior Services.....	CDBG	-	122,600	122,600
Youth Support Services.....	CDBG	21,400	186,508	207,908
Subtotal, Public Services.....		211,400	1,291,542	1,502,942
<u>Debt Services</u>				
Homeless Shelter, Debt Service.....	CDBG	118,455	484,948	603,403
Neighborhood Commercial Mgmt Debt Service	CDBG Rev Loan	-	130,000	130,000
East 11/12th Streets Revital., Debt Service....	CDBG	49,247	702,736	751,983
Millennium Youth Center, Debt Service.....	CDBG	-	745,248	745,248
Subtotal, Public Facilities.....		167,702	2,062,932	2,230,634
SUBTOTAL, Community Development.....		434,102	5,018,125	5,452,227
ADMINISTRATION.....				
	CDBG	-	1,695,389	1,695,389
SUBTOTAL, Administration.....		-	1,695,389	1,695,389
SUBTOTAL, CDBG Funding.....		3,670,248	10,557,714	14,227,962

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Funding Tables

HOME PARTNERSHIPS INVESTMENTS				
	Funding Source	FY 04-05 Estimated CarryForward	Funding FY05-06	Projected Program Level FY05-06 (Estimated plus Funding FY04-05)
HOUSING DEVELOPMENT				
<u>Assisted Housing</u>				
Tenant-based rental assistance.....	HOME	-	431,925	431,925
	PI (HOME)	-	58,075	58,075
<i>Subtotal, Assisted Housing.....</i>		<u>-</u>	<u>490,000</u>	<u>490,000</u>
<u>Rental Housing:</u>				
<u>Rental Development Services</u>				
Rental Hsg. Development Assistance.....	HOME	-	1,041,382	1,041,382
	HOME (CHDO)	275,034	679,058	954,092
	PI (HOME)	-	110,609	110,609
<i>Subtotal, Rental Development Services</i>		<u>275,034</u>	<u>1,831,049</u>	<u>2,106,083</u>
Anderson Hill Redevelopment				
Rental	PI (HOME)	-	1,848,000	1,848,000
<i>Subtotal, Anderson Hill Redevelopment</i>		<u>-</u>	<u>1,848,000</u>	<u>1,848,000</u>
<i>Subtotal, Rental Housing.....</i>		<u>275,034</u>	<u>3,679,049</u>	<u>3,954,083</u>
<u>First-Time Homebuyer</u>				
<u>Homebuyer Assistance</u>				
Down Payment Assistance.....	HOME	534,245	1,209,872	1,744,117
	PI (HOME)	-	238,732	238,732
<i>Subtotal, Homebuyer Lending Assistance</i>		<u>534,245</u>	<u>1,448,604</u>	<u>1,982,849</u>
<u>Homeownership Development</u>				
Acquisition & Development.....	HOME	58,000	485,861	543,861
	HOME Match	68,899	-	68,899
	PI (HOME)	803,046	266,000	1,069,046
<i>Subtotal, Acq. & Development (owner)....</i>		<u>929,945</u>	<u>751,861</u>	<u>1,681,806</u>
CHDO Capacity Building	HOME (CHDO)	-	125,000	125,000
Anderson Hill Redevelopment				
Homeownership	HOME	1,848,742	-	1,848,742
<i>Subtotal, Anderson Hill Redevelopment</i>		<u>1,848,742</u>	<u>-</u>	<u>1,848,742</u>
<i>Subtotal, Homebuyer Development.....</i>		<u>2,778,687</u>	<u>876,861</u>	<u>3,655,548</u>
<i>Subtotal, First-Time Homebuyer.....</i>		<u>3,312,932</u>	<u>2,325,465</u>	<u>5,638,397</u>
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Homeowner Rehabilitation Loan Program ...	PI (HOME)	-	133,268	133,268
	HOME	1,000,000	101,256	1,101,256
<i>Subtotal, Owner-Occupied Housing.....</i>		<u>1,000,000</u>	<u>234,524</u>	<u>1,234,524</u>
SUBTOTAL, Housing.....		<u>4,587,966</u>	<u>6,729,038</u>	<u>11,317,004</u>
ADMINISTRATION.....				
	HOME	-	452,705	452,705
SUBTOTAL, Administration.....		<u>-</u>	<u>452,705</u>	<u>452,705</u>
SUBTOTAL, HOME Funding.....		<u>4,587,966</u>	<u>7,181,743</u>	<u>11,769,709</u>

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SECTION 1: INTRODUCTION

Funding Tables

EMERGENCY SHELTER GRANTS, HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS, AND OTHER FEDERAL

	Funding Source	FY 04-05 Estimated CarryForward	Funding FY05-06	Projected Program Level FY05-06 (Estimated plus Funding FY04-05)
HOUSING DEVELOPMENT				
<u>Homeless/Emergency Shelter:</u>				
Shelter Operation and Maintenance.....	ESG	-	218,903	218,903
Homeless Essential Services.....	ESG	-	92,672	92,672
SUBTOTAL, Housing.....		-	311,575	311,575
ADMINISTRATION.....				
	ESG	-	16,398	16,398
SUBTOTAL, Administration.....		-	16,398	16,398
TOTAL, ESG Funding.....		-	327,973	327,973

HOUSING DEVELOPMENT				
<u>Assisted Housing</u>				
Housing for People with HIV/AIDS:				
Rent, Mortgage, and Utility Assistance.....	HOPWA	-	641,180	641,180
Residential Support Services.....	HOPWA	-	261,890	261,890
SUBTOTAL, Housing.....		-	903,070	903,070
ADMINISTRATION.....				
	HOPWA	-	27,930	27,930
SUBTOTAL, Administration.....		-	27,930	27,930
TOTAL, HOPWA Funding.....		-	931,000	931,000

HOUSING DEVELOPMENT				
<u>Rental Housing:</u>				
<u>First-Time Homebuyer</u>				
<u>Homebuyer Assistance</u>				
Down Payment Assistance.....	ADDI	-	204,041	204,041
TOTAL, ADDI Funding.....		-	204,041	204,041

COMMUNITY DEVELOPMENT				
<u>Small Business Development</u>				
Neighborhood Commercial Mgmt.....	Section 108	1,300,000	3,000,000	4,300,000
TOTAL, Section 108 Funding.....		1,300,000	3,000,000	4,300,000

COMMUNITY DEVELOPMENT				
<u>Commercial Revitalization</u>				
East 11/12th Streets Revitalization.....	EDI	-	198,400	198,400
Subtotal, Commercial Revitalization.....		-	198,400	198,400

HOUSING POLICY				
S.M.A.R.T. Housing Initiative.....	EDI	196,509	-	196,509
Subtotal, HOUSING POLICY.....		196,509	-	196,509
TOTAL, EDI Funding.....		196,509	198,400	394,909

HOUSING DEVELOPMENT				
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Healthy Homes/Lead Hazard Control				
Lead Based Paint Program (Owner/Renters)	LHCG	174,231	2,424,227	2,598,458
SUBTOTAL, LHC Funding.....		174,231	2,424,227	2,598,458

HOUSING DEVELOPMENT				
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Healthy Homes/Lead Hazard Control				
Healthy Homes	HHAP	-	1,000,000	1,000,000
SUBTOTAL, HEALTH Funding.....		-	1,000,000	1,000,000

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Funding Tables

LOCAL FUNDING: HOUSING TRUST FUND (HTF); GENERAL FUND (GF); HOUSING ASSISTANCE FUND (HAF)				
	Funding Source	FY 04-05 Estimated CarryForward	Funding FY05-06	Projected Program Level FY05-06 (Estimated plus Funding FY04-05)
HOUSING DEVELOPMENT				
<u>Assisted Housing</u>				
Tenant-based rental assistance.....	HTF	88,925	175,000	263,925
Subtotal, Assisted Housing.....		88,925	175,000	263,925
<u>Rental Housing:</u>				
<u>Rental Development Services</u>				
Rental Hsg. Development Assistance.....	UNO-HTF	-	37,824	37,824
	HTF	-	968,229	968,229
Voluntary Compliance Agreement.....	GF-CIP	10,000	-	10,000
Subtotal, Rental Housing.....		10,000	1,006,053	1,016,053
<u>First-Time Homebuyer</u>				
<u>Homebuyer Assistance</u>				
Down Payment Assistance.....	HAF-Sales Proceed		27,976	27,976
<u>Homeownership Development</u>				
Acquisition & Development.....	GF-CIP	25,162	830,474	855,636
	HAF-Sales Proceed	170,507	473,364	643,871
Subtotal, First-Time Homebuyer.....		195,669	1,331,814	1,527,483
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Materials Grants Program.....	HTF	85,611	-	85,611
Subtotal, Materials Grants Program.....		85,611	-	85,611
Housing Rehabilitation Challenge Fund.....	HTF	300,000	-	300,000
Subtotal, Owner-Occupied Housing.....		385,611	-	385,611
SUBTOTAL, Housing.....		680,205	2,512,867	3,193,072
ADMINISTRATION.....				
	GF	-	1,394,071	1,394,071
SUBTOTAL, Administration.....		-	1,394,071	1,394,071
HOUSING POLICY				
S.M.A.R.T. Housing Review Team.....	GF-CIP	-	466,000	466,000
S.M.A.R.T. Housing Austin Enegery Payment.....	GF-CIP	-	246,000	246,000
SUBTOTAL, HOUSING POLICY.....		-	712,000	712,000
HOUSING BOND PROGRAMS				
Single Family Bond Programs.....		4,000,000	-	4,000,000
SUBTOTAL, Housing Bond Programs.....		4,000,000	-	4,000,000
Total, Local Funding Programs.....		4,680,205	4,618,938	9,299,143

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SECTION 1: INTRODUCTION

Administration Activity Tables

CDBG Administration	
IDIS Project #:	00009
Local ID:	9ADM
PROJECT DESCRIPTION	

Funds provide administrative costs for programs.

FUNDING			
Fund Source(s)		CDBG	
FY 2005-06 Total Funding		\$1,695,389	
Project Information			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Subrecipient	Local Government	Citation	570.206
Expected Completion Date	9/30/2006	Location	Community Wide

HOME Administration	
IDIS Project #:	0019
PROJECT DESCRIPTION	

Funds provide administrative costs for programs.

FUNDING			
Fund Source(s)		HOME	
FY 2005-06 Total Funding		\$452,705	
Project Information			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Subrecipient	Local Government	Citation	570.206
Expected Completion Date	9/30/2006	Location	Community Wide

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SECTION 1: INTRODUCTION
Administration Activity Tables

ESG Administration- ESG 05			
IDIS Project #: 0018			
PROJECT DESCRIPTION			
Funds provide administrative costs for programs.			
FUNDING			
Fund Source(s)		ESG	
FY 2005-06 Total Funding		\$16,398	
Project Information			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Subrecipient		Local Government	Citation
			570.206
Expected Completion Date		9/30/2006	Location
			Community Wide

HOPWA Administration			
IDIS Project #: 0022			
PROJECT DESCRIPTION			
Funds provide administrative costs for programs.			
FUNDING			
Fund Source(s)		HOPWA	
FY 2005-06 Total Funding		\$27,930	
Project Information			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Subrecipient		Local Government	Citation
			570.206
Expected Completion Date		9/30/2006	Location
			Community Wide

General Fund Administration			
IDIS Project #: Not Applicable with Non-Federal Funds			
PROJECT DESCRIPTION			
Funds provide administrative costs for programs.			
FUNDING			
Fund Source(s)		General Fund	
FY 2005-06 Total Funding		\$1,394,071	



SECTION 2 OTHER REPORTS

Public Participation Process
Neighborhood Projects
Other Actions

2005-2006 Annual Action Plan

Section 2: OTHER REPORTS

Public Participation Process

The Action Plan is a one-year strategic plan that describes community needs, resources, priorities and proposed activities under certain federal housing and community development grant programs. The Action Plan FY 2005-06 must show progress toward meeting the goals established in the Consolidated Plan 2004-2009. Austin's Citizen Participation Plan (CPP), revised by City Council on January 29, 2004, outlines the following procedures for the Action Plan's needs assessment:

- NHCD will gather statistical data, and input from citizens and consultations; and
- Conduct two public hearings: one before the Community Development Commission and one before the City Council.

In order to fulfill these requirements in planning for the Action Plan 2005-06, NHCD will undertake a community needs assessment that will include:

- 1) Four public hearings: Two public hearings during the needs assessment; and two public hearings on the Draft Action Plan;
- 2) Community collaboration with neighborhood groups and stakeholders;
- 3) Quantitative analysis using market indicators established from the Consolidated Plan Needs Assessment FY 2004-09.

Public Hearings

The CPP stipulates that there shall be a public hearing held before the Community Development Commission and one held before the City Council during the needs assessment stage of the Action Plan process. These public hearings were advertised in local papers and reported in the draft Action Plan FY 2005-06. The testimony from these hearings can be found in Appendix III.

The Community Development Commission (CDC) and the Austin City Council held public hearings to gather information from citizens on the community's housing and economic development needs and priorities. These hearings were held:

- Thursday, April 7 at 6:00 PM at the City Hall, City Council Chambers, 301 W. Second St.
- Tuesday, April 12 at 6:30PM at, Neighborhood Housing and Community Development Office Street-Jones Building, 1000 E. 11th St., Room 400A

The CDC and the City Council conducted two public hearings on the draft Action Plan.

- Tuesday, May 10 at 6:30 PM at Neighborhood Housing and Community Development Office Street-Jones Building, 1000 E. 11th St., room 400A
- Thursday, May 12 at 6:00 PM at City Hall, City Council Chambers, 301 W. Second St.

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Section 2: OTHER REPORTS

Public Participation Process

A summary of testimony from the public will be used to help the City identify community needs and allocate funding accordingly and can be found in the Appendix III. [NOTE: Public comments are welcome at any weekly City Council hearing and at monthly CDC meetings.]

In order to obtain input from non-English speaking individuals, minorities and people with disabilities, the public is notified of these activities through English and Spanish advertisements in local newspapers, and email alerts distributed to the Community Action Network and other community members.

Market Indicators Update

NHCD conducted a housing needs assessment to prepare the Consolidated Plan FY 2004-09, and NHCD will annually update this needs assessment to reflect new information obtained from the American Community Survey, the Texas A&M Real Estate Center, and other sources. Below you will find examples of indicators to be updated:

- Unemployment Rates;
- Home Sales by Price Range;
- Population data including racial and cultural indicators;
- Geographic distribution; etc.

This information was presented to City staff in the Action Plan 2005-06 training facilitated by NHCD staff. This information was also distributed to NHCD Leadership Team members.

Community Collaborations

Neighborhood Housing and Community Development Department works to maintain and nurture relationships with neighborhood groups and service providers in low- to moderate- income communities by attending numerous meetings and events. In preparation for the Action Plan FY 2005-06, NHCD worked to assess community needs using reports, studies, and consultations with housing non-profits and developers, community members, mental health social service providers; homeless service providers; government agencies, lead based paint hazard abatement program managers; and the public housing authorities.

Community Development Commission

The Community Development Commission (CDC) participates in the development and review of federally-funded programs through Neighborhood Housing and Community Development Office and Health and Human Services Department. A primary purpose of the CDC is to secure broad community involvement in policy discussions about community needs and to make recommendations to the City Council on the allocation of CDBG and HOME funds. The CDC has a Housing Committee which focuses on housing policies and strategies.

Public Participation Process

Community Action Network

There are numerous subgroups that meet under the CAN framework with information and reports used to complete the needs assessment. These groups are: Youth Services, Victim Services, Workforce Development, Aging Services, Basic Needs, Early Education and Care, Education, Homelessness, Housing, Mental Retardation/Developmental Disabilities, Public Safety, Wellness, Physical Health, Adult Mental Health, Children's Mental Health, and Substance Abuse.

CAN is divided into issue areas: aging, basic needs, early education and care, education, wellness, mental retardation and developmental disabilities, public safety and workforce development, homeless, alcohol and drug addiction, and housing.

Community Action Network: Homeless Task Force

The City has representatives on the Community Action Network Homeless Task Force and Resource Council. The Community Action Network is a large network of social service providers in the City of Austin that focuses on achieving sustainable social, health, educational and economic outcomes through engaging the community in a coordinated planning and implementation process. This optimizes private and individual actions and resources.

Mayor's Mental Health Task Force

The Task Force is the culmination of several years of community concern over the challenges faced by residents with severe mental illnesses. The Task Force was charged with examining the mental health of Austin/Travis County community in four critical areas: 1) education and community awareness; 2) justice systems; 3) housing; and 4) short-and long-term treatment. Neighborhood Housing and Community Development Department participated and contributed to the development of the final recommendations.

Mayor's Task Force on People with Disabilities: Fair Housing Forum "Community Conversations"

The Mayor's Committee in collaboration with Enable America out of Washington, D.C. hosted a Town Hall Meeting : "Community Conversation 2005", in March 30, 2005. The purpose of the Town Hall meeting was to obtain input on issues that relate to the employment of persons with disabilities. As part of the meeting, we will be breaking out into smaller groups to discuss other targeted issues such as Transportation, Housing, Health and Human Services and the Community's Vision for the Future. City staff attended and provided information at the expo and during the Housing discussions.

Public Participation Process

Lead Based Paint Hazards Organizing Group

The City receives funding through the Lead Hazard Control Grant, and an interdepartmental collaboration meets regularly to coordinate services and outreach.

Public Housing Authorities

Representatives from the Public Housing Authorities and the City of Austin meet regularly to coordinate programs, such as the Tenant-Based Rental Assistance program, the Resident Support Services programs at the Housing Authority of the City of Austin (HACA), and other community initiatives. Neighborhood Housing and Community Development Department coordinates with HACA to inform public housing residents of affordable housing programs offered through the City of Austin.

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Five-Year Goals and Strategies

NHCD OVERALL GOAL: Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:

Strategies:

Implement housing affordability components of adopted neighborhood plans, master plans and identified priority neighborhoods.

A significant component of Austin's housing strategy for the next five years will be implementing housing affordability components of neighborhood plans and master plans adopted by the City Council in recent years.

The Neighborhood Planning Process and Master Plan process includes extensive community input prior to City Council adoption and may include goals related to housing affordability and gentrification mitigation. During the process of developing the plans, members of the community work with City staff to address the local issues and concerns that affect them, their families, and their neighbors. All stakeholders of the neighborhood are invited to participate – business owners, renters, residents, property owners, and various community organizations and institutions. The neighborhood planning process addresses land use, transportation, services and infrastructure, and urban design issues. The goal of neighborhood planning is for diverse interests to come together and develop a shared vision for their community. A neighborhood plan:

- Represents the views of all the stakeholders that make a community;
- Identifies neighborhood strengths and assets;
- Identifies neighborhood needs and concerns;
- Establishes goals for improving the neighborhood;
- Recommends specific action items to reach those goals.

NHCD will work to respond to the housing affordability components of adopted neighborhood plans and City task force reports on gentrification mitigation in the next five years by providing S.M.A.R.T. Housing™ incentives and other housing program resources for new single-family and multi-family developments. In addition, NHCD will offer other housing services in order to implement the goals of the respective plans and task force reports.

FY 2005-06 Neighborhood Projects

There are Acquisition and Development projects planned in the following neighborhoods outlined in the Action Plan 2005-06. Some of them are in neighborhoods with adopted neighborhood plans. Efforts in areas without adopted neighborhood plans or Master plans may also be in priority neighborhoods. A priority neighborhood is defined as a specific neighborhood or geographic area designated by the City in which priority, but not exclusive, consideration for funding projects or activities may be provided. Priority neighborhoods are defined by the amount of eligible census tracts in each neighborhood area.

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HUD defines an eligible census tract as having the following components:

- 50 percent of its households with incomes below 80 percent of the Area Median Gross Income; or
- having a poverty rate of 25 percent.

To the greatest extent feasible, designated priority areas are given first consideration for funding for like activities or projects in other eligible areas. However, the City retains the flexibility to fund projects or activities outside of priority areas when it is in the best interest of the City and its programs.

Priority Neighborhoods

Central East Austin

In the Central East Austin neighborhood, the City will continue single-family and town home construction housing and rehabilitation of existing housing in the Anderson Hill neighborhood.

Montopolis Neighborhood

The Montopolis neighborhood will be the site of a new single-family housing development in partnership with Austin Energy's Green Building Program that is designed to meet the goals of reasonable price, energy-efficient use, visitability, transit orientation, and gentrification mitigation.

East Martin Luther King Jr. Boulevard

East Martin Luther King Jr. Boulevard planning area will be the site of new homeownership opportunities on surplus City land and private lots deeded to the Austin Housing Finance Corporation.

St. Johns neighborhood

The City will continue partnering with non-profits and CHDOs for housing development in the St. Johns neighborhood.

Other Neighborhood Projects

The following neighborhood projects are in various stages of planning, and are not receiving federal funds in FY 2005-06.

In 2005, a schedule will be developed for addressing the needs of Austin's low- to moderate- income residents in additional neighborhood plan areas. The balance of neighborhood planning areas that have adopted housing affordability components will receive assistance based on City Council priorities and funding availability.

The City will continue to assist Community Housing Development organizations and other non-profit organizations that implement the housing affordability strategies in the respective neighborhood planning areas.

Govalle neighborhood

This neighborhood currently an area where senior rental housing serving families at or below 50% Median Family Income (MFI) is being completed on surplus City land

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created through the S.M.A.R.T. Housing™ Policy, will be the site of additional homeownership opportunities.

Colony Park:

This mixed-use development will include an elementary school, a park and recreation center, and mixed-income housing that meets the City's S.M.A.R.T. Housing™ standards.

Robert Mueller Municipal Airport Redevelopment:

This property will be redeveloping over the next several years and represents the largest mixed-income, infill project in Austin's history. In addition, the City will continue to explore the potential use of community land trusts and other tools so that the affordability goals established by the City Council can be achieved. There will be no federal expenditures in the 2005-06 fiscal year.

Saltillo Station Area Plan Redevelopment:

We anticipate that a great deal of new development will be occurring along this important East Austin corridor. Integration of new development with the existing neighborhood and other revitalization efforts will be critical to ensuring its ultimate success. Capital Metro, as one of the largest landowners along this corridor, will be a key player in the redevelopment along the rail lines. The planning for this will occur in conjunction with the Saltillo Station Area Plan required by the Council-adopted Transit-Oriented Development Ordinance approved in 2005.

Central East Austin Revitalization Area

The City of Austin has presented a proposal to the United States Department of Housing and Urban Development (HUD) for additional funds to be used in the support of the ongoing redevelopment activities in Central East Austin. Along with the 11th & 12th Streets Revitalization Project, federal funds would be used to implement projects identified in the adopted neighborhood plans for the Chestnut, Rosewood and Central East Austin Planning Areas.

Interdepartmental Community Service Teams:

Greater inter-departmental coordination could improve service delivery. Currently there is some overlap and duplication of efforts among City departments that provide direct services to neighborhoods. A proactive Service Delivery Team could provide the needed venue for greater communication and coordination. Meetings have been held with several City departments to develop a system of coordination.

Chicon Urban Renewal Plan:

The existing 11th & 12th Street Urban Renewal Plan will be expanded to include portion of Chicon Street. Efforts are being made to move forward to revise the plan to include this expansion.

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East 7th Street:

The second of three major redevelopment corridors in East Austin (along with 11th & 12th Streets and 4th and 5th streets), East 7th Street will have an additional focus of community development activities over the next four to five years.

Featherlite Station Area Plan

This long-vacant brown-fields site near the Chestnut neighborhood has been proposed for redevelopment. The site is large enough to support a variety of neighborhood-enhancing commercial, residential and mixed-use buildings. The planning for this will occur in conjunction with the Featherlite Station Area Plan required by the Council-adopted Transit-Oriented Development Ordinance approved in 2005.

East Austin Community Preservation and Revitalization Zone

Two of Austin's City Council members announced an East Austin Community Preservation and Revitalization Zone initiative at a press conference in October 2004. The intent of the proposal is to create jobs and investment in East Austin while offsetting unintended side effects of economic growth. Renters and homeowners at 50% of Median Family Income and below are the most vulnerable to involuntary displacement due to rising property values. The Community Development Commission facilitated public hearings and public discussions on the proposal for a period of 90 days before making recommendations on the initiative to the City Council. The Neighborhood Housing and Community Development Department provided support to the Commission and is working with the Council on several policy options to achieve the goals of the proposal. Two of the recommended options build on the past successes of balancing affordability requirements with incentives and enhancing neighborhood-based affordable housing development. A third option represents a fundamental policy shift in Austin towards protecting and preserving investments in affordability through a residential tax abatement policy, updating resale restrictions and exploring dual ownership of land and improvements.

The City Council approved the Community Preservation and Revitalization Program (Resolution 20050428-043) on April 28, 2005. The CP & R identifies tools designed to mitigate gentrification pressures in East Austin neighborhoods, without concentrating poverty in historically low income neighborhoods.

General Obligation Bonds

The City may include an affordable housing element of the bond package scheduled for voter consideration in 2006.

African American Quality of Life Initiative

The City of Austin *African American Quality of Life Scorecard* is a document that was produced based on community dialogue about race relations and the description by those in the African American community about a different quality of life experience than those of other ethnicities.

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This scorecard focused on two basic questions:

1. Is the quality of life for African Americans in Austin different than that of other Austinites?
2. Is the quality of life for African Americans in Austin markedly different than the quality of life of African-Americans in other cities?

The results of the *African American Quality of Life Scorecard* were presented to the Austin City Council on March 24, 2005. This analysis of comparative indicators, done by the City's demographer, kicked off a facilitated community discussion over the next 60 days about African American quality of life in Austin

On June 23, 2005 Austin City Council adopted a document entitled "A Community Position Paper on the City of Austin's Study of the Quality of Life for African Americans." The document can be read at <http://www.ci.austin.tx.us/aascorecard/>. The document includes recommendations for short-term and intermediate-term solutions prioritized into six areas:

- Arts, Culture, & Entertainment
- Business & Economic Development
- Employment & Education
- Health
- Neighborhood Sustainability
- Police & Safety

Based on these recommendations, City staff, with assistance from community members, was directed to develop an action plan to address each of the recommendations. This process is currently on going. On October 6, 2005, the City Manager will report to Council on the strategies to address African-American concerns as part of the City's overall economic development program. Once the implementation plans have been adopted by City Council, it is possible that this Action Plan will need to be amended to facilitate the implementation of the recommendations. If this is the case, City staff will follow the provisions of the Citizens Participation Plan for such amendments.

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Federal regulations require that jurisdictions include in their annual plans discussion of how the community will use HUD grant funds in conjunction with other HUD monies and community resources to improve the lives of residents who earn low- to moderate- incomes. The Federal requirement leads each section in bold and italics; the descriptions that follow explain major initiatives underway or planned to begin in fiscal year 2005-06 to meet that directive.

Address obstacles to meeting underserved needs.

- **Continuum of Housing Services.** In an effort to coordinate services, improve housing services for our residents, and better leverage housing resources, the City of Austin developed a continuum of housing services. This Continuum serves as the framework for investment to link housing programs through the community and to assist residents in moving into the private housing market. The continuum uses S.M.A.R.T.TM Housing as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and nonprofit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing continuum allows us to evaluate how our programs assist residents in moving toward self-sufficiency. Also, and more importantly, it provides a framework for collaboration and partnerships among formally competing interests.
- **Tenants Rights Assistance.** With the limited stock of affordable homes and apartments in Austin, the City continues its investment in the Austin Tenants’ Council (ATC). ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds.
- **S.M.A.R.T.TM Housing Initiative.** An innovative policy adopted by the Austin City Council in April 2000 encourages development of reasonably priced, mixed income housing units that meet accessibility standards. S.M.A.R.T.TM Housing Initiative ensures that new homes are Safe, Mixed-Use, Accessible, Reasonably-Priced, and Transit-Oriented. The policy stipulates that all single-family units certified meet accessibility standards reflected in the City's Visitability Ordinance. All multifamily development must comply with accessibility standards originally established in the Voluntary Compliance Agreement¹. At least 25 percent

¹ The Voluntary Compliance Agreement (VCA) created clearer minimum standards of accessibility for multifamily housing projects that either received federal assistance or were built since 1991. The VCA states that least 25

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of multifamily units must be adaptable and at least 10 percent must be accessible. Developments that meet these and other pre-requisites are given expedited review under the City's development process and reductions/ exemptions for certain development and construction fees. S.M.A.R.T.™ Housing provides a vehicle to achieve neighborhood support for housing that serves low- and moderate-income residents by requiring applicants to meet with affected neighborhood organizations prior to filing an application for a zoning change.

Foster and maintain affordable housing

- **S.M.A.R.T.™ Housing Initiative.** The Initiative provides incentives to for-profit and non-profit builders of single-family and multi-family development who make a portion of their developments affordable to low- and moderate- income residents. In addition to creating new supply of housing, the policy incorporates Green Building standards to ensure utility demands of these new units are efficient. As part of the S.M.A.R.T.™ Housing Initiative, Austin City Council also adopted rehabilitation guidelines for single-family housing and review of regulatory obstacles to remove barriers to the repair and production of housing that meets the policy's "reasonably-priced" standard (serves a family at 80 percent MFI or below that spends no more than 30 percent of its gross income, including utilities, on housing). The S.M.A.R.T. Housing™ Review team will verify that at least 1,500 new single-family and multi-family housing units will be completed and meet S.M.A.R.T. Housing™ standards in FY 2005-06. The team will certify that proposed single-family housing developments with at least 2,000 new housing units will meet S.M.A.R.T. Housing™ standards at the pre-plan submittal stage.
- **Housing Trust Fund:** Austin City Council included in the fiscal year 1999-2000 annual budget \$1 million for the establishment of a Housing Trust Fund. This allocation was adopted as part of a larger Social Equity Initiative endorsed by the City Council, and Council continues to support the Fund. NHCD continues to seek a dedicated source of revenue for the Fund, and determine funding priorities through its annual planning process. Because Housing Trust Fund dollars are more flexible than Federal housing grant funds, they will be used creatively to bolster the City's "Continuum of Housing Services" as a means of promoting economic development and self-sufficiency and assistance in meeting community housing needs. The Fund will also consider activities that serve residents earning up to 115 percent of median family income. The

percent of the total units must be adaptable (including all ground-level units), 10 percent of total units must be accessible, and at least two percent of the units must be available to people who are visually or hearing impaired.

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City's goal for the Housing Trust Fund is to create a substantial principal amount that would not be spent, but kept "in trust." Therefore, portions of future revenues generated by and for the Housing Trust Fund will be set aside to enhance its balance.

- **Improve Existing Financing Mechanisms.** In 1999, a community report on affordable housing encouraged government officials to review current programs to improve their efficiency and effectiveness (available at www.caction.org/throughtheroof.html). The City of Austin through the Neighborhood Housing and Community Development Office and Austin Housing Finance Corporation (AHFC) has responded by redesigning several programs to better serve Austin's housing needs. For example, an outcome-based funding approach was adopted for nonprofit housing developers and a loan program targeted at small builders who are committed to producing affordable housing was instituted. The continued review and enhancement of City programs that assist home owners, first-time buyers and affordable housing developers will provide additional affordable housing opportunities in Austin.
- **Housing Bond Programs:** The Austin Housing Finance Corporation (AHFC) has created Bond programs to assist in the financing of both single-family and multi-family housing. Every three years, the AHFC receives authority from the State's Bond Review Board to issue non-recourse single-family bonds or Mortgage Credit Certificates (MCC's) to assist in the financing of affordable single-family housing for first time homebuyers. Homebuyers must earn below 115 percent of median family income (MFI) at the time of purchase. The objective of the Bond programs is to assist in the financing of both single-family and multi-family housing. Every three years, the AHFC receives authority from the State's Bond Review Board to issue non-recourse single-family bonds or Mortgage Credit Certificates (MCC's) to assist in the financing of affordable single-family housing for first time homebuyers. Homebuyers must earn below 115 percent of median family income (MFI) at the time of purchase.

Remove barriers to affordable housing

- **Fair Housing:** The City continues to support the Austin Tenants' Council (ATC) through its public services program. ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds. The City has made Fair Housing a priority, and the Mayor's Task Force has developed a publicity campaign to alert residents of their rights and the process to file complaints in the case of housing discrimination. NHCD hosted four stakeholder meetings in preparation of the 2004 Impediments to Fair Housing for the FY 2004-08 Consolidated

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Plan/Action Plan to discuss Fair Housing, and will continue working with the City's Human Rights Commission.

- **S.M.A.R.T.™ Housing Initiative:** For builders of single-family and multi-family developments who make a portion of their new homes or apartments affordable to working families, the S.M.A.R.T.™ Housing Initiative provides expedited review and inspection, including more rapid decisions on zoning change and zoning variance requests. In fiscal year 2002-03 a S.M.A.R.T.™ Housing Review Team was established to focus entirely on expediting S.M.A.R.T.™ Housing developments through the City development review and approval process. The policy included adoption of rehabilitation guidelines and review of regulatory obstacles to the repair and production of "reasonably-priced" housing. S.M.A.R.T.™ Housing staff review all new or amended rules, ordinances and plans for impact on housing affordability.
- **Website:** AHFC and NHCD have a website which provides increased access to homebuyer services, available through the Community Lending Office, community and economic development opportunities; and resources for low- and moderate- income persons seeking assistance with housing.
- **Community Collaborations:** Neighborhood Housing and Community Development is an active participant in the Community Action Network's Homeless Task Force and Housing Subcommittee, and the Mayor's Task Force on Mental Health and Mayor's Task Force on Disabilities. These community groups bring together elected officials, the Housing Authority, non-profits focusing on housing and homelessness, and community advocates. In these collaborations, NHCD hopes to make its resources available to better assist people with disabilities (mental and physical), homeless persons and veterans, and low- to moderate- income persons.

Evaluate and reduce lead-based paint hazards

In January 2003, The City of Austin received a \$1,851,741 grant from HUD's Office of Healthy Homes and Lead Hazard Control. The purpose of the three year grant is to provide lead hazard control services to 112 homes occupied by households earning at or below 80% MFI that include a child under the age of six. The program, locally named, "Lead Smart" uses a comprehensive strategy for the identification and control of lead based paint hazards in eligible housing units, and works with other City departments, non-profits and faith-based organizations to identify and abate lead hazards in low-income households. The program includes outreach and education; inspections and testing; conducting risk assessments as necessary; blood level testing of children under the age of 6; utilization of paint stabilization, interim controls, or targeted

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abatement as necessary; maintaining a lead safety registry and training on lead safe work practices.

The Lead Smart program is the most significant initiative of its kind in the City of Austin to identify and control lead hazards in the homes of Austin's most vulnerable residents. The program is open to the entire City, with priority given to housing within low income areas and housing with children who have elevated blood lead levels. More than two thirds of households in these areas have incomes below 80 percent of the area median family income. Over 92 percent of the residents are from minority ethnic and racial groups. While the areas are home to only eight percent of the City's population, it is home to over eleven percent of the City's children under age six. These zip codes in these areas have the highest rates of confirmed elevated blood lead levels across the entire City, and have an especially elevated rate of children identified with levels of 45 mcg/dL or more.

Within the eligible pool of privately-owned, pre-1978 housing units, the LHC program provides services based on the following priorities:

- Households with children who have been tested and have elevated blood lead levels regardless of their location within Austin.
- Homes with children under 6 years that are receiving CDBG funds for rehabilitation regardless of location.
- Income-eligible owner-occupied homes with children under 6 years in the CDBG target areas
- Income-eligible registered home childcare providers with children under 6 years in the CDBG target areas.
- Income-eligible owner-occupied households in the remainder of the City of Austin.
- Low-income rental units in the CDBG target areas.

In addition to providing lead hazard control, NHCD builds on its progress in providing safe work practices training for low- and very-low income persons, simultaneously increasing the pool of certified and qualified workers and increasing economic opportunity. NHCD provides training and certification.

City Staff continue to conduct Lead Inspector and Lead Risk Assessor training for local nonprofit housing providers in its Community Housing Development Organization program and other sub-recipients. Other training in development includes internal training for supervisors, workers, maintenance staff, and health officials. This internal lead-based paint training is based on the "Work Smart, Work Wet, and Work Clean to Work Lead Safe" program. This HUD-approved training focuses on

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the proper procedures for the Interim Control Process. The program also includes OSHA training required by HUD.

Reduce the number of poverty-level families

- **Economic Development:** The City of Austin continues to provide operating assistance to critical organizations serving minority small businesses. Their primary goal is to create and retain jobs for low- and moderate- income residents. Businesses Invest in Growth (BIG), Community Development Bank, and several organizations located in the Business Assistance Center benefit from City funding.
- **Child Care Services:** This project, administered by the Austin/Travis County Health and Human Services Department (HHSD), increases the supply and quality of childcare. HHSD provides childcare vouchers for: 1) homeless and near-homeless families, 2) clients enrolled in self-sufficiency programs, 3) teenage parents and low-income working families. The Childcare Services project also provides training for childcare providers that serve low-income residents as a means of improving the quality of their services. Training is offered on a competitive basis to providers who accept HHSD childcare vouchers.
- **Housing Activities:** A variety of housing activities operated by the City are designed to reduce the number of families in poverty (see Section 2 of the Consolidated Plan and the Housing Section in the Action Plan). The Tenant Based Rental Assistance Project, for example, provides temporary housing to low-income residents as they move to self-sufficiency.
- **Housing Trust Fund:** Austin City Council included in the fiscal year 1999-2000 annual budget \$1 million for the establishment of a Housing Trust Fund. This allocation was adopted as part of a larger Social Equity Initiative endorsed by the City Council, and Council continues to support the Fund.
- **Neighborhood Center Services:** The City of Austin neighborhood centers provide a variety of social services for low- and moderate-income families in need including: Basic Needs Services, Seasonal Program Services, Support Services Available at Some Centers, Public Health Nursing Program, Social Services Program.

Overcome gaps in institutional structures and enhance coordination.

- **Community Action Network (CAN):** CAN, a public/private partnership of 14 major community organizations interested in the social well-being of Austin and Travis County has identified 12 urgent issue areas covering the range of human needs - from housing and health, to public safety and workforce development. CAN works to achieve

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sustainable social, health, educational, and economic outcomes through engaging the community in a planning and implementation process that coordinates and optimizes public, private and individual actions and resources.² NHCD's Director has been serving on CAN's Administrative Team since 2001.

- **Coordination with Public Housing Authorities:** The Housing Authority of the City of Austin (HACA) has been involved in the Consolidated Planning and Action Plan processes such as stakeholder meetings, hosted the Community Needs Survey at their main location, contributed information about their processes and their clients who transition into CDBG- and HOME- funded programs. Regular contact and meetings with local PHA officials ensure that the City housing programs are linked to the needs of public housing residents.
- **Continuum of Housing Services:** In an effort to coordinate services, improve housing services for our residents, and better leverage housing resources, the City of Austin developed a continuum of housing services. This Continuum serves as the framework for investment to link housing programs through the community and to assist residents in moving into the private housing market. The continuum uses S.M.A.R.T.TM Housing as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing.

The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and nonprofit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing continuum allows us to evaluate how our programs assist residents in moving toward self-sufficiency. Also, and more importantly, it provides a framework for collaboration and partnerships among formally competing interests.

Foster public housing improvements and resident initiatives

Public housing in the Austin area is provided by the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). Both HACA and HATC share updates on their progress during regular contact and meetings with City officials.

Housing Authority of the City of Austin.

HACA gathers input and ideas on capital improvements and resident initiatives through an annual series of meetings with Resident Councils,

² Community Action Network webpage; www.caction.org, Accessed: April 1, 2003.

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and surveys distributed to all public housing residents. This information is incorporated, where appropriate, into HACA's annual plans.

HOUSING AUTHORITY OF THE CITY OF AUSTIN BUDGETED FUNDING FOR FISCAL YEAR 2005/2006

Low Rent Public Housing Subsidy	56,410,859.00
Housing Choice Voucher HAP & Admn. Fee	46,584,403.00
Section 8 Contract Administration Admn. Fee	12,914,709.00
Capital Fund Program - 2003	2,515,143.00
Capital Fund Program - 2003 Bonus	501,257.00
Capital Fund Program - 2004	2,912,800.00
 2002 Resident Opportunities and Self Sufficiency	 500,000
 Tenant Based Rental Assistance	 580,750
Shelter Plus Care Program - 5 Year Grant	740,880
Shelter Plus Care Program - Renewal	320,712

Recent Accomplishments:

HACA implemented a down payment assistance program to families participating in the Public Housing and Housing Choice Voucher programs. A qualified applicant may receive a \$10,000 forgivable loan to be applied towards the down payment of a new or preexisting home. If the applicant meets all the criteria of the program for the first five years, then the loan is forgiven. As of April 1, 2005, HACA has assisted three families to become free from public assistance and attain the American Dream, homeownership.



SECTION 3

HOUSING ACTIVITIES AND PROPOSED ACCOMPLISHMENTS

Continuum of Housing

Housing Projects Table

Homeless/Emergency Shelter Services

Transitional and Public Housing

Assisted Housing Services

Rental Housing

Owner-Occupied Housing

Homebuyer services

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2004 Impediments to Fair Housing Summary Update

HOME Investments Partnerships Match

Emergency Shelter Grant Reports

Housing Opportunities for People with AIDS Special Requirements

Continuum of Care for Homelessness

Chronic Homelessness Goals Summary

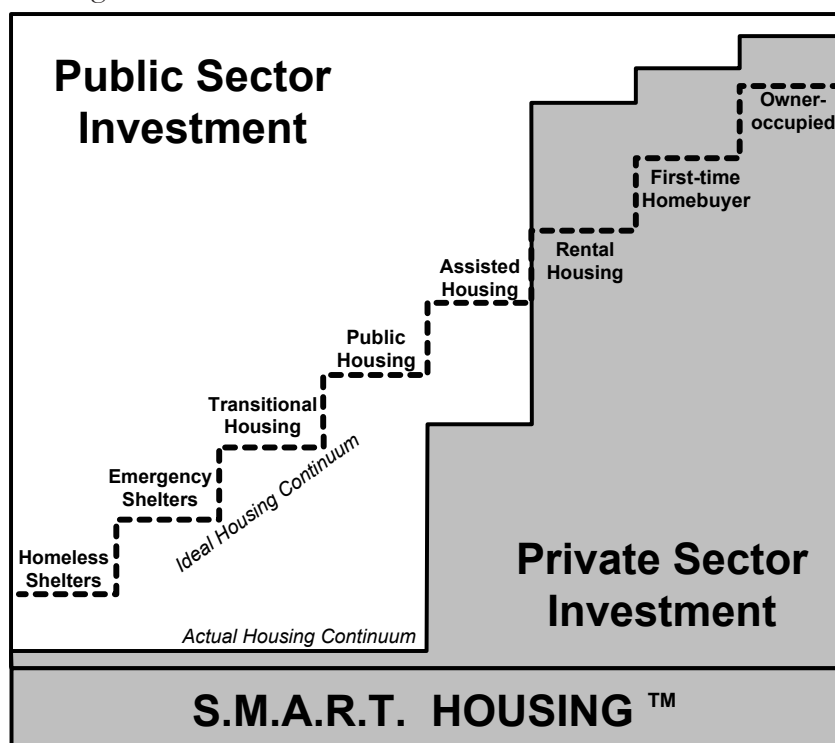
Other Homeless Goals Summary

Continuum of Housing

It was recognized the Housing Continuum established in the 2000-2005 Consolidated Plan remains a valid tool for classifying housing needs. As needs and strategies to address the needs were discussed, it became clear these issues cluster around each stage of the housing continuum. In an effort to coordinate services, improve housing services for City of Austin residents, and better leverage housing resources, the City of Austin developed a continuum of housing services.

Figure 3a: NHCD Continuum of Housing

This Continuum serves as the framework for investment to coordinate housing programs through the community and to assist residents in moving into the private housing market.



The continuum uses S.M.A.R.T. Housing™ as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, homebuyer housing, and owner-occupied housing.

The City uses this framework to

assess housing needs and encourage the development of programs to address gaps or complement private and nonprofit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing continuum provides a framework for collaboration and partnerships among formerly competing interests.

After review of community needs and HUD’s definition of prioritization, the City determined that each category of the Housing Continuum is considered a high priority for funding. HUD defines high priorities as those programs that will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City of Austin has determined that while infrastructure is a need in the community and an eligible expense of CDBG funds, CDBG funds will be used instead for housing and community development. Therefore, infrastructure is a low priority in Austin.

Continuum of Housing

S.M.A.R.T. Housing™ Initiative

The City of Austin's S.M.A.R.T. (Safe, Mixed- Income, Accessible, Reasonably-Priced, Transit- Oriented) Housing™ initiative creates "reasonably priced" housing units that meet Green Building standards. The S.M.A.R.T. Housing™ Initiative offers 100 percent fee waivers for developments in which at least 40 percent of the units meet the "reasonably priced" standard, by serving families at or below 80 percent Median Family Income who spend no more than 30 percent of their gross income (including utilities) on housing.

The City's goal is for at least 40 percent of all S.M.A.R.T. Housing™ units to be reasonably priced. Staff attains this goal by providing City assistance with faster plan reviews, fee waivers, and advocacy for applicants. Staff also provides affordability impact statements detailing the potential impact of proposed ordinances, plans and rules on housing affordability. Fees waived for S.M.A.R.T. Housing™ developments include zoning, site plan, subdivision, building permit, construction inspection, and capital recovery fees. The annual fee waiver authorization for S.M.A.R.T. Housing™ is 1,000 Living Unit Equivalents (LUE). A single-family home constitutes one (1) living unit equivalent. A multi-family unit generally equals 1/3 living unit equivalent due to the lower per-unit cost of capital recovery fees.

During fiscal years 2000-2001 and 2001-2002, the City of Austin waived \$3,535,018 in fees for S.M.A.R.T. Housing™ developments. As of March 2004, more than 16,513 units have been certified to participate in S.M.A.R.T. Housing™. Over 60% of total certified units are reasonably priced, exceeding the original goal.

S.M.A.R.T. Housing™ encourages developers to provide a percentage of reasonably priced housing by offering development fee waivers, special development review times, and advocacy. While the initial benefit is directed to the developer, the ultimate benefit goes to the families that move into this housing, the neighborhood in which it is built, and to the City of Austin as a whole. High quality, reasonably priced housing - both for homeownership and rental - has a major impact on the social and economic health of a city. Based upon the U.S. Department of Housing and Urban Development formula, the impact of reasonably priced housing is considerable:

For every 1,500 single-family units

- Approximately 3,672 full-time jobs in construction and construction-related industries are created;
- Approximately \$119.1 million in wages are earned;
- Approximately \$63.75 million in combined federal, state; and
- Local tax revenues and fees are created.

For every 1,500 multi-family units

- Approximately 1,545 full-time jobs in construction and construction-related industries are created;
- Approximately \$59.25 million in wages are earned;

Continuum of Housing

- Approximately \$26.7 million in combined federal, state; and
- Local tax revenues and fees are created.

Home ownership benefits

- Stabilizes neighborhoods;
- Improves education by reducing mobility;
- Reduces crime rates;
- Improves citizenship.

High-quality, affordable rental benefits

- Reduces the frequency of moves, thereby reducing school mobility

ACTION PLAN 2005-06

Housing Activity Tables

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING

The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.

Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES

The purpose of homeless/emergency shelter services is to provide temporary housing or shelter for people with no permanent place to live. These services are described in the following pages.

Consolidated Plan 2005-09 Homeless/Emergency Shelter Strategy: To assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2005-06 Goal	Funding Sources
Homeless/ Emergency Shelter	High	Homeless, chronic homeless	4075	Emergency Shelter Grants

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES

Austin Resource Center for the Homeless (ARCH) (Operations)-ESG05: Shelter Operation and Maintenance
IDIS Project #: 0008
PROJECT DESCRIPTION

The Austin/Travis County Health and Human Services Department (HHSD) contracts with Front Steps, a private non-profit organization, to operate the Austin Resource Center for the Homeless (ARCH). All clients served in the ARCH have low- to moderate- incomes and most are at 50 percent MFI or below. ESG funds will be used to provide operations and maintenance for this program. ARCH provides emergency shelter to homeless adult males in the Overnight Shelter program. ARCH provides basic services such as showers, laundry facilities, mailing address, telephone use, and lockers in the Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. The ARCH also houses a Health Care for the Homeless-funded clinic.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 4000 People 01 ▼

The ARCH program will provide emergency shelter to 1,000 men annually in the Overnight Shelter program and basic needs services to 4,000 persons annually in the Day Resource Center program. (Some individuals may be duplicated between the shelter and the day resource center programs. Front Steps utilizes the local Homeless Management Information System (HMIS) to track data on persons who use the overnight shelter program. The sheer volume of clients using the day resource center, however, has made data collection and entry into the HMIS for those clients cost-prohibitive. Front Steps continues to explore options for tracking that data without undue administrative burden and cost.)

FUNDING			
Fund Source(s)		ESG	
FY 2005-06 Total Funding		\$218,903	
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless		03T Operating Costs of Homeless/AIDS Patients Programs	
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities			
<input type="checkbox"/> Address Public Housing Needs			
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS	LMC
Subrecipient		Subrecipient Private	Citation
			570.201e
Expected Completion Date		9/30/2006	Location
			Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES

**Austin/Travis County Health and Human Services Department (ATCHHSD),
Communicable Disease Unit (Essential)-ESG05: Homeless Essential Services**

IDIS Project #: 0007 **Local ID:** 2TRH

PROJECT DESCRIPTION

Essential services are supportive services such as case management, mental health care, primary health care, public health care, and legal assistance that homeless individuals and families may need to help them move out of homeless situations. The Communicable Disease Unit of the Austin/Travis County HHSD will provide intensive case management to 35 homeless persons who have HIV infection and who are not utilizing shelter services.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 35 People 01 ▼

35 persons will be assisted in FY 2005-06 through the Communicable Disease Unit.

FUNDING

Fund Source(s) ESG

FY 2005-06 Total Funding \$52,672

PROJECT INFORMATION

Project Primary Purpose:

- ☒ Help the Homeless
- ☒ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

05 Public Services (General) 570.201(e) ▼

Priority Need Category

Homeless/HIV/AIDS ▼

Eligibility

LMC ▼

Subrecipient Local Government

Citation 570.201e

Expected Completion Date 9/30/2006

Location Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING

Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES

Housing and Benefits Specialist for Persons Defined as Chronically Homeless (Essential ESG05)

IDIS Project #: 0023

PROJECT DESCRIPTION

Family Eldercare's Bill Payer Program and Representative Payee Program will provide volunteer-assisted bill payer and/or representative payee services to homeless adults who fit the HUD definition of "chronically homeless." The program will allow persons to receive benefit payments for which they are eligible, thereby increasing their income and giving them a means to pay for housing. This funding will meet one of the specific needs discussed in Austin/Travis County's Plan to End Chronic Homelessness.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 40 People 01 ▼

The Family Bill Payer program and Representative Payee Program will assist 40 persons in FY 2005-06.

FUNDING

Fund Source(s) ESG

FY 2005-06 Total Funding \$40,000

PROJECT INFORMATION

Project Primary Purpose:

- ☒ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

05 Public Services (General) 570.201(e) ▼

Priority Need Category

Homeless/HIV/AIDS ▼

Eligibility

LMC ▼

Subrecipient Subrecipient Private

Citation 570.201e

Expected Completion Date 9/30/2006

Location Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: TRANSITIONAL HOUSING				
The purpose of transitional housing services is to provide temporary housing for up to 24 months of eligible residents so that they have shelter and can be placed in permanent housing.				
Consolidated Plan 2005-09 Transitional Housing Strategy: Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2005-06 Goal	Funding Sources
Transitional Housing	High	Low income households	At this time, any projects that are considered transitional are funded through the RHDA program, and the accomplishments can be found there.	
Public Housing	N/A	Low income households	This step on the continuum is being funded through the Housing Authority of the City of Austin and the Travis County Housing Authority.	

PROJECT PRIORITY: HOUSING				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: ASSISTED HOUSING				
HOME and HOPWA grants fund assisted housing projects which provide financial assistance to individuals for housing. The Austin Housing Finance Corporation (AHFC) administers the Tenant Based Rental Assistance Project (TBRA) for homeless persons. Austin/Travis County Health and Human Services Department (HHSD) administers the HOPWA grants for rent, mortgage and utility assistance for people living with HIV/AIDS.				
Consolidated Plan 2005-09 Assisted Housing Strategy: Provide resources to eligible households to access or retain affordable rental units.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2005-06 Goal	Funding Sources
Assisted Housing	High	Homeless, People with HIV/AIDS	727	HOME, Housing Trust Fund (HTF), Housing Opportunities for People with AIDS (HOPWA)

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: ASSISTED HOUSING

Tenant-Based Rental Assistance
IDIS Project #: 0035
Local ID: N/A
PROJECT DESCRIPTION

The Tenant-Based Rental Assistance (TBRA) project provides rental-housing assistance to homeless persons with incomes at or below 50 percent of the median family income. Individuals/households are provided appropriate case management and supportive services to meet individual client needs and assist in the transition toward independent living. Individuals may be referred through the Passages Collaboration which provides services to the homeless; the collaboration is comprised of six (6) service providers: Salvation Army, LifeWorks, SafePlace, Caritas, Foundations for the Homeless, and Austin Families. The TBRA program provides housing opportunities to homeless individuals/households through the provision of rental subsidies which enable individuals/households to transition from emergency shelters to more permanent housing. Subsidies enable homeless persons to secure and maintain rental housing, which may otherwise have been unaffordable. "In Texas, an extremely low income household (earning \$16,780, 30% of the Area Median Income of \$55,935) can afford monthly rent of no more than \$420, while the Fair Market Rent for a two bedroom unit is \$720." (National Low Income Housing Coalition: Out of Reach 2004 (December 2004.) Accessed: <http://www.nlihc.org>)

ACCOMPLISHMENT DESCRIPTION
Accomplishment 82 Households 04 ▼

The program goals are to serve 82 households with assistance for rental housing.

FUNDING			
Fund Source(s) HOME, HOME (PI), HTF			
FY 2005-06 Total Funding \$753,925			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05S Rental Housing Subsidies (if HOME, not part of 5% 570.204) ▼	
		Priority Need Category	Eligibility
		Assisted Housing ▼	Not Applicable ▼
Subrecipient	Subrecipient Private	Citation	570.204
Expected Completion Date	9/30/2006	Location	Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: ASSISTED HOUSING

Aids Services of Austin-HOPWA05: Rent, Mortgage, Utility (RMU) Assistance	
IDIS Project #: 0002	Local ID: 2ASH
PROJECT DESCRIPTION	

The purpose of this program is to provide rent, mortgage and utility assistance for income-eligible persons with HIV and AIDS and their families. The goal of the program is to prevent homelessness and to support independent living of persons with HIV/AIDS. Under contract with AT/CHHSD, AIDS Services of Austin (ASA) works with five community-based organizations to provide essential financial help to HIV-positive clients and their family members. Case managers assess client need and submit requests for assistance accordingly. There are two HUD-approved activities through the Rent, Mortgage and Utility (RMU) Assistance program: 1. Emergency Assistance Program: Short-term rent, mortgage, and utility payments to prevent homelessness of the tenant or mortgagor of a dwelling.

This program enables income eligible individuals at risk of becoming homeless to remain in their current residences. 2. Rental Assistance Program: Tenant-based rental assistance, including assistance for shared housing arrangements. It assists income eligible clients with their rent and utilities until there is no longer a need, or until they are able to secure their own housing.

ACCOMPLISHMENT DESCRIPTION	
Accomplishment 615 People 01 ▼	

The collaborative will deliver rent, mortgage, utility (RMU) assistance to 615 people/households through HIV case management providers. To be eligible for RMU assistance, a person must be a) HIV-positive; b) have a demonstrated financial need that is beyond his/her ability to meet; c) have an income at or below the 150% of Federal Poverty Income Guidelines; d) be at risk of becoming homeless or losing current residence; and e) not have exceeded the maximum assistance according to the limits established by the collaborative and adopted by the HIV Planning Council in December 1999. The individual must a) reside within the five-county Austin area; b) be case-managed by one of the HIV agencies in the collaboration. While the usual eligible range of income is 0 to 150% of Federal Poverty, supervisors do have the discretion to approve, on a case-by-case basis, exceptions to the 150% income guideline. Each HIV agency in the collaboration is responsible for ensuring compliance with the Texas Department of State Health Services HOPWA Manual program requirements.

FUNDING			
Fund Source(s)		HOPWA	
FY 2005-06 Total Funding		\$641,180	
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless		05Q Subsistence Payments 570.204 ▼	
<input checked="" type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities		Priority Need Category	
<input type="checkbox"/> Address Public Housing Needs		Homeless/HIV/AIDS ▼	Eligibility
			LMC ▼
Subrecipient		Subrecipient Private	Citation
			570.204
Expected Completion Date		9/30/2006	Location
			Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: ASSISTED HOUSING

Project Transitions-HOPWA05: Residential Support Services
IDIS Project #: 0031
PROJECT DESCRIPTION

The purpose of the Supportive Services Program at Project Transitions is to provide apartment-style and scattered site housing and supportive services to persons with HIV disease. Thirty (30) apartments are located in both agency owned facilities and others are leased apartments throughout the community. A variety of supportive services are offered to all clients including: facility based meals, counseling, substance abuse relapse prevention support, client advocacy, transportation and assistance with obtaining permanent housing. The provision of services to the thirty (30) apartment units will assist seventy-five (75) individuals. This addresses the 2005-09 Consolidated Plan Assisted Housing Strategy goal to "Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services." To be eligible for assistance a person must be HIV-positive.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 75 People 01

The Supportive Services Program at Project Transitions will assist 75 persons with varying incomes. Those residents that are able to pay will be charged 30% of their current income in accordance with HUD guidelines. Those residents with no income will not be charged.

FUNDING			
Fund Source(s)		HOPWA	
FY 2005-06 Total Funding		\$261,890	
PROJECT INFORMATION			
<div>Project Primary Purpose:</div> <div><input type="checkbox"/> Help the Homeless</div> <div><input checked="" type="checkbox"/> Help Persons with HIV/AIDS</div> <div><input type="checkbox"/> Help Persons with Disabilities</div> <div><input type="checkbox"/> Address Public Housing Needs</div>		Matrix Codes	
		05Q Subsistence Payments 570.204	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS	LMC
Subrecipient		Subrecipient Private	Citation
Expected Completion Date		9/30/2006	Location
			570.204
			Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING <i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: RENTAL HOUSING The purpose of the rental housing services is to provide construction and financial services to eligible organizations in order to produce or retain reasonably-priced rental units and rental housing for special needs populations, such as the elderly or people with disabilities.				
Consolidated Plan 2005-09 Rental Housing Strategy: Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2005-06 Goal	Funding Sources
Rental Housing	High	Small Family HH/Large Family HH/Disabled/Elderly	1753	Community Development Block Grant (CDBG), HOME, Housing Trust Fund (HTF), General Fund, Housing Assistance Fund (HAF)

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SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: RENTAL HOUSING

Rental Housing Development Assistance

IDIS Project #: 0032

PROJECT DESCRIPTION

This program provides loans on a City-wide basis to create and retain affordable rental units for households and persons with special needs having yearly incomes of no more than 80% Median Family Income (MFI). This program provides below-market rate financing to developers including non-profit and Community Housing Development Organizations (CHDOs) for the acquisition, development, and rehabilitation of affordable rental projects. At least 15 percent of the City of Austin's annual HOME funding allocation will be set aside for projects developed or owned by CHDOs. RHDA financing will leverage City and federal funds including federal Low-Income Housing Tax Credits, reducing the cost of capital for the development of multifamily rental units that would otherwise be economically infeasible. Using bond financing, as well as S.M.A.R.T. Housing™ fee waivers to reduce development costs, the City through the Austin Housing Finance Corporation may act as a joint venture partner with non-profit and for-profit developers to convert surplus tracts of land into affordable rental housing.

Developers will affirmatively market rental units with respect to federal and local fair housing and nondiscrimination laws and will exert efforts to solicit and contract with minority- and women-owned business enterprises (MBE/WBE) to achieve established project participation goals. A policy of recapture is followed. A recapture provision will be used to assure that HOME funds provided as gap-financing to a borrower will be returned if the assisted property is sold or long-term leased within the affordability period. If gap-financing is provided as a forgivable loan, the loan will be forgiven at the completion of the affordability period. Gap-financing will not be partially forgiven. In case of foreclosure, the recapture amount is based on the amount available from the net proceeds of the foreclosure sale rather than the entire amount of the HOME investment.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 138 Households 04 ▼

For fiscal year 2005-06, federal and non-federal funds will be used as financing to assist in the development of 138 affordable rental units for low- and moderate-income households and persons with special needs.

FUNDING

Fund Source(s) CDBG, PI CDBG, HOME, HOME CHDO, PI HOME, HAF, UNO, HTF

FY 2005-06 Total Funding \$4,154,500

PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

12 Construction of Housing 570.201(m) ▼

Priority Need Category

Rental Housing ▼

Eligibility

LMH ▼

Subrecipient

Subrecipient Private

Citation

570.204

Expected Completion Date 9/30/2006

Location

Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: RENTAL HOUSING

Architectural Barrier Removal - Rental
IDIS Project #: 0006
PROJECT DESCRIPTION

This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through the Architectural Barrier Removal (ABR) activity and the Emergency Home Repair activity collectively. The Austin Housing Finance Corporation (AHFC) oversees the provision of ABR services.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 100 Households 04 ▼

This activity is expected to serve 100 rental households during fiscal year 2005-06.

FUNDING			
Fund Source(s) CDBG			
FY 2005-06 Total Funding \$226,528			
PROJECT INFORMATION			
Project Primary Purpose: <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input checked="" type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	Matrix Codes 14A Rehab; Single-Unit Residential 570.202 ▼		
	Priority Need Category Rental Housing ▼	Eligibility LMH ▼	
Subrecipient	Local Government	Citation	570.202
Expected Completion Date	9/30/2006	Location	Community Wide

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Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: RENTAL HOUSING

Anderson Hill Redevelopment - Rental
IDIS Project #: 0004
PROJECT DESCRIPTION

The Anderson Hill Redevelopment activity will construct rental units in the Anderson Hill neighborhood of Central East Austin for households earning no more than 80 percent of Median Family Income (MFI). The Austin Housing Finance Corporation will be responsible for the construction of the units and will manage the rental units until ownership is transferred to the Anderson Community Development Corporation. There is no anticipated unit production scheduled for fiscal year 2005-06.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 0 Households 04 ▼

The City is receiving \$925,000 in HOME funds that will be used to finance the construction of 24 rental units in the Anderson Hill Neighborhood. In 2005-06, the City plans to carry out predevelopment activities (e.g. site plan, floor plan, construction documents, etc.) for the development of the rental units.

FUNDING			
Fund Source(s) PI HOME			
FY 2005-06 Total Funding \$1,848,000			
PROJECT INFORMATION			
Project Primary Purpose: <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input checked="" type="checkbox"/> Address Public Housing Needs	Matrix Codes		
	12 Construction of Housing 570.201(m) ▼		
	Priority Need Category		Eligibility
	Rental Housing ▼		LMH ▼
Subrecipient	Subrecipient Public 570.500c	Citation	570.201a
Expected Completion Date	9/30/2006	Location	Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING

The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.

Housing Continuum Step: HOMEBUYER SERVICES

Housing assistance services for homebuyers are provided by the Austin Housing Finance Corporation. Homebuyer projects are more fully described in the following pages.

Consolidated Plan 2005-09 Homebuyer Services Strategy: Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2005-06 Goal	Funding Sources
Homebuyer Services	High	Small Family HH/Large Family HH	245	CDBG, HOME, HOME CHDO, GF, HTF, HAF, American Dream Downpayment Initiative (ADDI)

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING	
Housing Continuum Step: HOMEBUYER SERVICES	
Down Payment Assistance	
IDIS Project #:	0013
Local ID:	2FTH
PROJECT DESCRIPTION	

This activity provides HOME-sponsored deferred, zero-interest loans to low-and moderate- income homebuyers to assist with the down payment, closing costs, and pre-paid of their home purchase. The amount of assistance per household will be in an amount not to exceed \$10,000. Up to \$10,000 will be available for families with income up to 50% Median Family Income (MFI). Families with incomes between 51% to 60% MFI could receive up to \$7,500; and families with incomes between 61% to 80% MFI could receive up to \$5,000. The calculated assistance is based on need. An additional \$1,000 may be applied if the applicant is applying for Mortgage Credit Certificates through the City of Austin and Austin Housing Finance Corporation. This fiscal year will see the addition of the American Dream Downpayment Initiative (ADDI) to the Downpayment Assistance Program. This program specifically targets first time homebuyers who earn 80% or less of the Median Family Income (MFI). ADDI funds can be used to provide downpayment assistance, closing costs, and rehabilitation assistance to eligible individuals. ADDI funds may be used to purchase one- to four- family housing, a condominium unit, a cooperative unit, or manufactured housing. The amount of ADDI assistance provided may not exceed \$10,000 or six percent of the purchase price of the home, whichever is greater. The rehabilitation must be completed within one year of the home purchase. Rehabilitation may include, but is not limited to, the reduction of lead paint hazards and the remediation of other home health hazards. All downpayment assistance recipients must attend a Homebuyer Training Class, conducted by AHFC, prior to closing the loan on their house. The City of Austin will coordinate with the local Public Housing Authorities and managers of manufactured housing parks to provide outreach to these tenants and residents, and to provide information and homebuyer counseling pre- and post-sales.

Policy of recapture is followed. Funds are recaptured through loan agreements and are paid in full on sale, lease, transfer of title, or refinance. In case of foreclosure, the recapture amount is based on the amount available from the net proceeds of the foreclosure sale rather than the entire amount of the HOME investment.

ACCOMPLISHMENT DESCRIPTION	
Accomplishment	165 Households 04 ▼

This activity is expected to serve 165 households during fiscal year 2005-06.

FUNDING					
Fund Source(s) HOME, PI HOME, GF-CIP, HTF, HAF, ADDI					
FY 2005-06 Total Funding \$2,214,866					
PROJECT INFORMATION					
Project Primary Purpose:	Matrix Codes				
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	13 Direct Homeownership Assistance 570.201(n) ▼ <table> <tr> <td>Priority Need Category</td><td>Eligibility</td></tr> <tr> <td>Homeownership ▼</td><td>Not Applicable ▼</td></tr> </table>	Priority Need Category	Eligibility	Homeownership ▼	Not Applicable ▼
Priority Need Category	Eligibility				
Homeownership ▼	Not Applicable ▼				
Subrecipient	Citation				
Subrecipient Public	570.201n				
Expected Completion Date	Location				
9/30/2006	Community Wide				

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: HOMEBUYER SERVICES

Acquisition and Development

IDIS Project #: 0001 **Local ID:** 2FTH

PROJECT DESCRIPTION

This Project provides CDBG, HOME and City of Austin S.M.A.R.T. Housing™ CIP Funds for the construction and financing of affordable homeownership units. This program provides financing to for-profit and non-profit developers and homebuilders for the acquisition, development, and construction of single-family homes and single-family subdivisions. All federally-assisted homes must be purchased by a household earning no more than 80% of the area Median Family Income (MFI) and be occupied for an affordability period of at least five (5) years. Eligible activities include: acquisition of land and houses, new construction, demolition, rehabilitation, lead testing/abatement, construction financing, gap financing, inspections, information and referral, relocation assistance and home buyer loans and subsidies. An emphasis is placed on serving households between 55% and 70% MFI through direct marketing and/or additional home buyer subsidies. Policy of recapture is followed. Funds are recaptured through loan agreements and are paid on sale, lease, transfer of title, or refinance.

In case of foreclosure, the recapture amount is based on the amount available from the net proceeds of the foreclosure sale rather than the entire amount of the HOME investment.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 47 Households 04 ▼

The Acquisition and Development Program will provide assistance that will result in the completion of 47 homes: 20 homes in the Montopolis Planning Area, 27 homes in other neighborhoods.

FUNDING

Fund Source(s) CDBG, HOME, HOME CHDO, CDBG Rev Loan, HOME Match, PI HOME, GF-CIP, HTF, HAF

FY 2005-06 Total Funding \$4,975,563

PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

12 Construction of Housing 570.201(m) ▼

Priority Need Category

Homeownership ▼

Eligibility

LMH ▼

Subrecipient Subrecipient Public 570.500c

Citation 570.204

Expected Completion Date 9/30/2006

Location Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING

Housing Continuum Step: HOMEBUYER SERVICES

CHDO Capacity Building

IDIS Project #: 0010

PROJECT DESCRIPTION

The Community Housing Development Organization (CHDO) Capacity Building Program is designed to build the skills of non-profit housing organizations who receive HOME funding, so they can increase affordable housing production for lower-income households. The program involves evaluating non-profit organizations at various stages of their organizational development to determine their need for skills training and other organizational resources. The City of Austin or its third party administrator will issue a Notice of Funding Availability (NOFA) to all certified CHDOs and other non-profits seeking CHDO certification. Resale/recapture does not apply to this Program.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 20 Households 04 ▼

The Program will be promoted to all locally-based non-profit housing providers working within the City of Austin. It is expected that approximately 20 non-profits annually will participate. Approximately half of these organizations (10) will receive some cash financial assistance, and the remaining half will receive pro-bono technical assistance and training.

FUNDING

Fund Source(s)

HOME (CHDO)

FY 2005-06 Total Funding

\$125,000

PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

12 Construction of Housing 570.201(m) ▼

Priority Need Category

Homeownership ▼

Eligibility

LMH ▼

Subrecipient

Subrecipient Public 570.500c

Citation

570.204

Expected Completion Date 9/30/2006

Location

Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING

Housing Continuum Step: HOMEBUYER SERVICES

Anderson Hill Redevelopment - Homebuyer

IDIS Project #: 0003

PROJECT DESCRIPTION

The Anderson Hill Redevelopment program will construct new single-family housing units for households earning no more than 80 percent of median family income in the Anderson Hill neighborhood of Central East Austin. The Austin Housing Finance Corporation (AHFC) will manage the construction, marketing and sale of the properties located in the Anderson area.

In order to help preserve long term affordability, a policy of “resale” will be adopted for the AHFC homes sold in the Anderson Hill Redevelopment Project. The resale restrictions will include, but are not limited to, the following: 1). that the houses must be resold to income eligible households, and 2). that the homeowner receives a fair return.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 13 Households 04 ▼

The total project includes the construction of 18 single family homes and 10 townhomes. In FY 2005-06, 13 units will be constructed and occupied.

FUNDING

Fund Source(s) CDBG, PI CDBG, HOME

FY 2005-06 Total Funding \$2,090,950

PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

12 Construction of Housing 570.201(m) ▼

Priority Need Category

Homeownership ▼

Eligibility

LMH ▼

Subrecipient Subrecipient Public 5700.500c

Citation 570.204

Expected Completion Date 9/30/2006

Location Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING

Housing Continuum Step: HOMEBUYER SERVICES

Juniper-Olive Street Housing Project

IDIS Project #: 26

PROJECT DESCRIPTION

This project will result in the renovation and/or new construction of up to 17 housing units that are located on Juniper and Olive Streets. The existing structures will be renovated to Department of Interior Standards for historic structures. The Austin Revitalization Authority (ARA) will manage the construction, marketing and sale of the properties. All units would be marketed to families at or below 80 percent Median Family Income (MFI).

ACCOMPLISHMENT DESCRIPTION

Accomplishment () Households 04 ▼

The total project includes the construction of 17 housing units in the next fiscal year.

FUNDING

Fund Source(s) PI CDBG

FY 2005-06 Total Funding \$565,508

PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

12 Construction of Housing 570.201(m) ▼

Priority Need Category

Homeownership ▼

Eligibility

LMH ▼

Subrecipient Subrecipient Public 5700.500c

Citation 570.204

Expected Completion Date 9/30/2006

Location Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING <i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
Housing Continuum Step: OWNER-OCCUPIED SERVICES The purpose of owner-occupied housing services is to provide construction and financial services for existing, income-eligible homeowners to address building code violations so that they can continue to live in their homes. Owner-occupied services are funded through grants and loans that are delivered through various homeowner rehabilitation services. In addition, the Lead Hazard Control Grants and Healthy Homes Grant works with homeowners to eliminate lead hazards and other health risks.				
Consolidated Plan 2005-09 Owner-Occupied Services Strategy: Provide opportunities for households to retain their homes through rehabilitation and construction.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2005-06 Goal	Funding Sources
Owner-Occupied Services	High	Small Family HH/Large Family HH/ Elderly/Disabled	986	CDBG, HOME, HTF, HAF, Lead Hazard Control Grant, Healthy Homes

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Architectural Barrier Program- Owner
IDIS Project #: 0005
PROJECT DESCRIPTION

This Project provides CDBG grant funds to modify or retrofit the living quarters of low-income elderly and mobility-impaired homeowners and renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through the Architectural Barrier Removal activity and the Emergency Home Repair activity collectively. The Austin Housing Finance Corporation oversees the provision of ABR services.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 400 Households 04 ▼

This activity is expected to serve 400 owner-occupied households during fiscal year 2005-06.

FUNDING			
Fund Source(s) CDBG			
FY 2005-06 Total Funding \$1,477,619			
PROJECT INFORMATION			
Project Primary Purpose: <div><input type="checkbox"/> Help the Homeless</div> <div><input type="checkbox"/> Help Persons with HIV/AIDS</div> <div><input checked="" type="checkbox"/> Help Persons with Disabilities</div> <div><input type="checkbox"/> Address Public Housing Needs</div>		Matrix Codes	
		14A Rehab; Single-Unit Residential 570.202	
		Priority Need Category	Eligibility
		Owner Occupied Housing	LMH
Subrecipient		Local Government	Citation
			570.202
Expected Completion Date		9/30/2006	Location
			Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING

Housing Continuum Step: OWNER-OCCUPIED SERVICES

Emergency Home Repair Program

IDIS Project #: 0016

Local ID: 2WN

PROJECT DESCRIPTION

This project provides CDBG grant funding to make critical repairs to the homes of low- and moderate-income homeowners. The repairs alleviate life-threatening living conditions and health and safety hazards. The project also can provide repairs to or replacement of major mechanical systems. An administrator works with homeowners and contractors to facilitate and manage the repairs. No more than \$5,000 in grants per home per year can be provided to any one home through Architectural Barrier Removal and Emergency Home Repair, collectively. The Austin Housing Finance Corporation oversees Emergency Home Repair and currently contracts with the Austin Area Urban League to administer the service. Clients' total household incomes will be certified using the HUD Section 8 method of income certification.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 450 Households 04 ▼

This project will assist 450 households for the FY 2005-06.

FUNDING

Fund Source(s) CDBG

FY 2005-06 Total Funding \$950,000

PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

14A Rehab; Single-Unit Residential 570.202 ▼

Priority Need Category

Owner Occupied Housing ▼

Eligibility

LMH ▼

Subrecipient Subrecipient Private 570.500c

Citation 570.202

Expected Completion Date 9/30/2006

Location Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Homeowner Rehabilitation Loan Program
IDIS Project #: 0021
PROJECT DESCRIPTION

This Project provides HOME low-interest loans to assist income-eligible homeowners with substantial home repairs, such as foundation repair or replacement. This project will serve homeowners earning incomes at 60 percent of the median family income or below. Policy of recapture is followed. Funds are recaptured through loan agreements and are paid in full on sale, lease, transfer of title, or refinance. In case of foreclosure, the recapture amount is based on the amount available from the net proceeds of the foreclosure sale rather than the entire amount of the HOME investment.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 30 Households 04 ▼

This activity is expected to serve 30 households during fiscal year 2005-06.

FUNDING			
Fund Source(s) CDBG, PI CDBG, HOME, HOME CHDO, PI HOME, GF-CIP, HTF			
FY 2005-06 Total Funding \$1,101,256			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless		14A Rehab; Single-Unit Residential 570.202 ▼	
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities			
<input type="checkbox"/> Address Public Housing Needs		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	LMH ▼
Subrecipient	Subrecipient Public	Citation	570.202
Expected Completion Date	9/30/2006	Location	Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Materials Grants Program
IDIS Project #: Non Federal
PROJECT DESCRIPTION

This Project provides grants from unrestricted funds to eligible non-profit organizations to purchase materials that are used to make repairs to the homes of low-income households. The participating non-profit organization coordinates with volunteers to provide the repair labor at no charge. Repairs range from installing smoke detectors to replacing roofs.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 40 Households 04 ▼

40 income-eligible households will receive repairs in FY 2005-06.

FUNDING		
Fund Source(s) HTF, HAF		
FY 2005-06 Total Funding \$85,611		
PROJECT INFORMATION		
Project Primary Purpose: <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	Matrix Codes Not Applicable with Non-Federal Funds	
	Priority Need Category Owner Occupied Housing ▼	Eligibility LMH ▼
Subrecipient Subrecipient Public	Citation N/A	
Expected Completion Date 9/30/2006	Location Community Wide	

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Lead Hazard Control Program
IDIS Project #: Other Federal
PROJECT DESCRIPTION

The City of Austin has applied for two grants administered by HUD's Office of Healthy Homes and Lead Hazard Control, a Lead Hazard Control grant and a Healthy Homes Demonstration grant. Grant awards will be announced by HUD in September 2005. If successful, the new Lead hazard Control grant will allow continuation of lead hazard control services offered under the three year grant awarded in January 2003 and ending December 31, 2005. This grant will have served 112 households. The new grant will provide lead hazard control services for 144 eligible households for the three year grant period, targeting low income rental units housing children under the age of six and built prior to 1978. The Healthy Homes Demonstration grant proposes correcting health hazards to children in 540 eligible homes over the three year grant period that starts in January 2006.

ACCOMPLISHMENT DESCRIPTION
Accomplishment 66 Households 04 ▼

56 homes will receive abatement services in FY 2004-05, and the final 4 units anticipated in this grant cycle will be completed in first Quarter of FY 2005-06. In addition, there is an application submitted in response to HUD's 2005 Super NOFA in June 2005. If successful, the new Lead Hazard Control Grant will allow an additional 48 homes to have lead abatement; and the new Healthy Homes grant will allow 12 homes per year to be assisted.

FUNDING			
Fund Source(s) Lead Hazard Control Grant, Healthy Homes			
FY 2005-06 Total Funding \$3,598,458			
PROJECT INFORMATION			
Project Primary Purpose: <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	Matrix Codes		
	Not Applicable with Other Federal Funding		
	Priority Need Category Rental Housing ▼		Eligibility LMH ▼
Subrecipient	N/A	Citation	N/A
Expected Completion Date	9/30/2006	Location	Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

S.M.A.R.T. Housing™ Program

IDIS Project #: Non-Federal Funds

PROJECT DESCRIPTION

The S.M.A.R.T. Housing™ Policy Initiative is designed to increase the construction of new single-family and multi-family housing units serving low and moderate income households. The S.M.A.R.T. (Safe, Mixed-income, Accessible, Reasonably-priced, and Transit-oriented) Housing™ Policy Initiative stipulates that all S.M.A.R.T. single-family homes meet the local Visitability Ordinance standards, and all S.M.A.R.T. multi-family development have at least 10% of its housing units meet local Building Code standards for accessibility. The City provides fast-track review and inspection for housing that meets these standards, and the City waives certain development fees based on the amount of “reasonably-priced” housing provided. The City Council has approved non-federal resources for a S.M.A.R.T. Housing™ Review Team to assist subdivision and site plan review.

The S.M.A.R.T. Housing™ Review Team provides fast-track reviews for single-family and multi-family developments that meet S.M.A.R.T. Housing™ standards.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 1500 Households 04 ▼

The S.M.A.R.T. Housing™ Policy Initiative will provide assistance that will result in the completion of 1,500 new single-family and multi-family units. Funding costs are limited to personnel expenses. The units for this project are reflected in the Review Team project. The S.M.A.R.T. Housing™ Review Team will provide plan review services for applicants scheduled to complete 1,500 single-family and multi-family S.M.A.R.T. Housing™ units in 2005-2006. These funds will also include EDI and repayment for Colony Park.

FUNDING

Fund Source(s) GF-CIP, EDI

FY 2005-06 Total Funding \$908,509

PROJECT INFORMATION

Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funding	
		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	N/A
Subrecipient N/A		Citation	N/A
Expected Completion Date 9/30/2006		Location	Community Wide

2005-2006 Annual Action Plan**SECTION 3: HOUSING****Housing Activity Tables****PROJECT PRIORITY: HOUSING****Housing Continuum Step: OTHER****Voluntary Compliance Agreement****IDIS Project #:** Non-Federal**PROJECT DESCRIPTION**

The Voluntary Compliance Program provides plan review and inspection services of new multi-family developments that are subject to compliance with the Fair Housing Act, the Americans with Disabilities Act, the Texas Accessibility Standards and/or the S.M.A.R.T. Housing™ accessibility standards.

ACCOMPLISHMENT DESCRIPTION**Accomplishment** 1515 Households 04 ▼

The program will provide plan reviews and/or inspections for S.M.A.R.T. Housing™ multi-family developments involving 1,500 housing units on 15 multi-family sites.

FUNDING**Fund Source(s)** GF-CIP**FY 2005-06 Total Funding** \$44,000**PROJECT INFORMATION****Project Primary Purpose:**

- ☐ Help the Homeless
☐ Help Persons with HIV/AIDS
☒ Help Persons with Disabilities
☐ Address Public Housing Needs

Matrix Codes

Not Applicable with Non-Federally Funded Projects

Priority Need Category

Planning/Administration ▼

Eligibility

N/A

Subrecipient N/A**Citation** N/A**Expected Completion Date** 9/30/2006**Location** Community Wide

2005-2006 Annual Action Plan

SECTION 3: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING Housing Continuum Step: OTHER
--

Housing Bond Programs

IDIS Project #: Non-Federal Funds
--

PROJECT DESCRIPTION

The objective of the Bond programs is to assist in the financing of single-family and multi-family housing for low and moderate income families. The single family bond authority is awarded on a waiting list basis by the State's Bond Review Board to local housing finance corporations to issue non-recourse single-family bonds or Mortgage Credit Certificates (MCC's) to assist first time homebuyers. Homebuyers must earn below 115 percent of median family income (MFI) at the time of purchase.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 40 Households 04 ▼
--

Proposed accomplishments for 2005-06 include continuation of the issuance of MCC's from the \$22 million 2004 AHFC Mortgage Credit Certificate (MCC) program to assist first time homebuyers. This program began issuing certificates in June 2004 and has until December 31, 2006 to use up the allocation. It is expected that 40 households will be assisted during 2005-06 fiscal year.

FUNDING

Fund Source(s) Housing Bonds

FY 2005-06 Total Funding \$4,000,000

PROJECT INFORMATION

Project Primary Purpose:	Matrix Codes
---------------------------------	---------------------

<input type="checkbox"/> Help the Homeless	Not Applicable with Non-Federal Funding
---	--

<input type="checkbox"/> Help Persons with HIV/AIDS
--

<input type="checkbox"/> Help Persons with Disabilities
--

<input type="checkbox"/> Address Public Housing Needs
--

Priority Need Category	Eligibility
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Homeownership ▼	N/A
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Subrecipient N/A	Citation N/A
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Expected Completion Date 9/30/2006	Location Community Wide
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ACTION PLAN 2005-06

Other Housing Reports

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

2005 Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
1. Lack of accessible housing to meet the need of the disabled community in Austin.	
	a. City should provide education on accessibility and how to comply with the Fair Housing Act and the American Disability Act (ADA) standards.
The City of Austin Equal Employment Fair Housing Office (EEFHO) works on enforcement and education, and inspections of properties. The City has provided financial resources to the Austin Tenant's Council to provide Renter's Rights and Fair Housing Counseling, and to provide the S.M.A.R.T. Housing program through NHCD. The City funds a third-party contractor to perform accessibility review and inspection for City-funded multi-family development. City staff inspects for compliance with Visitability Ordinance standards for city-assisted single-family homes, duplexes and triplexes adopted in October 1998 and revised in January 2004 and June 2005. The City's EEFHO and Human Rights Commission also works to inform the public of their rights. In addition, City Staff works on capacity building with the following groups: Mayor's Committee for People with Disabilities, Austin Tenant's Council, Human Rights Commission, Mayor's Mental Health Task Force, the CHDO Roundtable and the Homeless Task Force.	
	b. City should adopt the 2003 International Building Code or an equivalent, with similar requirements, in order to enforce the accessibility standards on developers and builders.
The City Council approved amendments on January 15, 2004 that incorporate federal accessibility standards in the Visitability Ordinance and the City Council will consider the adoption of the 2003 International Building Code multi-family standards for all new multi-family development. City Staff has completed external stakeholder review of the accessibility standards of the 2003 international Building Code and anticipates public hearing and Council action by December 2005.	
	c. City should offer incentives to get private developers to plan their construction process in anticipation of future conversions for accessibility.
The SMART Housing Policy adopted in April 2000 and revised in January 2004 creates incentives with requirements for accessibility and visitability standards that reduce future costs for retrofitting existing housing for people with disabilities.	
2. Lack of affordable housing in Austin	
	a. City should continue the production of affordable housing units in existing low-income neighborhoods through the Austin Housing Finance Corporation and the Neighborhood Housing and Community Development Office.
In Fiscal Year 2003-04, there were the creation of 213 housing units using federal funds, and 2,002 households served using non-federal resources.	

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

2005 Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
	b. City should work towards increasing affordable housing in census tracts that currently do not provide affordable housing for low-income citizens.
Out of a total of 869 projects funded with CDBG and HOME federal funds, there were 65 projects in census tracts that were not low-income. These projects could be providing housing opportunities in multi-family or single-family low-income households. All of these households were low-income households.	
	c. City should work with local employers to design and implement Employer-Assisted Housing Programs.
At the current time, there are no proposed projects to provide employer-assisted housing, however, the City is exploring the employer partnership as part of the community dialogue on Community Land Trusts.	
3. Discrimination of minorities in housing rental and sales market.	
	a. City should work with other agencies to increase the fair housing knowledge of the public.
The Mayor's Committee for People with Disabilities was formed to increase coordination between the following departments: Transportation, Planning and Sustainability, HHSD, NHCD, Parks and Recreation, Aviation, Office of the Police Monitor, Austin Police and Fire, City Auditor. NHCD works with the Mayor's Committee, the Human Rights Commission and the Austin Tenants Council to increase fair housing knowledge.	
4. Misconception by property managers concerning family occupancy standards.	
	a. City should work with other agencies to increase the knowledge that family occupancy standards do not exist.
The City's NHCD holds lender meetings to inform them regarding our programs and policies, and in these type of meetings, we try to spread this information. The City's EEFHO also works to inform the public of their rights, and the Austin Tenants Council works directly with renters and homeowners about their rights.	
5. Lack of accessibility or adaptability requirements in the current Austin building code.	
	a. City should adopt 2003 International Building Code and review and inspect based on this standard.
The City Staff has completed external stakeholder review of the accessibility standards of the 2003 International Building Code and anticipates public hearing and Council action by December 2005.	

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

2005 Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
6. Predatory lending practices.	
	a. City should provide education on the hazards of this type of lending.
The City's NHCD holds lender meetings to inform them regarding our programs and policies, and in these type of meetings, we try to spread this information. The City's EEFH Office and the Human Rights Commission also works to inform the public of their rights, and the Austin Tenants Council works directly with renters and homeowners about their rights.	
7. Disparity in lending practices.	
	a. City should work with lenders to expand homeownership and credit counseling classes to the public.
The NHCD Housing Information and Referral Program informs callers and people searching on the internet of the HUD-approved list of credit counselors and homebuyer counselors. In addition, NHCD is considering training staff- certified homebuyer counselors.	
8. Failure of mortgage lenders to offer products and services to very low-income and minority census tracts people (characteristics similar to traditional redlining).	
	a. City should work to leverage federal housing funds with partnerships with lending institutions that provide funding which encourages renewed investment in deteriorated neighborhoods.
Out of a total of 869 projects funded with CDBG and HOME federal funds, there were 804 projects in low-income census tracts. These projects could be providing housing opportunities in multi-family or single-family low-income households. In addition, \$22,000,000 was leveraged through federal funding sources CDBG and HOME, and 38,800,000 was leveraged using non-federal funding sources to provide affordable housing opportunities.	
9. Insufficient financial literacy education.	
	a. City should work with agencies to provide financial literacy education to the public.
The NHCD Housing Information and Referral Program informs callers and people searching on the internet of the HUD-approved list of credit counselors and homebuyer counselors. In addition, NHCD is considering training staff-certified homebuyer counselors.	

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

2005 Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
10. Insufficient income to afford housing.	
	. City should continue to work to expand job opportunities.
In FY 2003-04, NHCD provides economic development opportunities to create 100 jobs through the following programs: Neighborhood Commercial Management Project, Community Development Bank, and the Business Assistance Center.	

STATUS REPORT ON MULTI-FAMILY ACCESSIBILITY COMPLIANCE

All S.M.A.R.T. Housing™ applicants have complied with applicable accessibility or visitability requirements or are in process of making corrections to plans or construction. There has been one visitability waiver to date, and no repayment of S.M.A.R.T. Housing™ fee waivers to date due to non-compliance with accessibility or visitability requirements.

Please note that the original Voluntary Compliance Agreement required at least 4 inspections or plan reviews per year over a five year period (a minimum of 20 reviews and/or inspections). Our contractor has performed accessibility reviews and/or inspections for 75 separate multi-family developments at 81 separate sites over the past five years. Here are the results:

- 20 sites were subject to Section 504 standards
- 53 sites have received final inspection for either Section 504 and/or Fair Housing/ADA/TAS standards
- 3 sites have repaid their loans or are no longer under an affordability period; these sites are therefore not subject to enforcement
- 5 sites received plan review services only since no federal funding or S.M.A.R.T. Housing assistance was provided.

This means that sixty-one (61) sites are in compliance. Only two (2) sites had received final inspection when the Voluntary Compliance Agreement expired on September 30, 2002. Twenty-eight (28) sites had received final inspection by September 30, 2003.

2005-2006 Annual Action Plan
Section 3: HOUSING REPORTS
HOME Match Report

HOME INVESTMENT PARTNERSHIPS MATCHING FUNDS

Fiscal Year 2005-06

Calculation	Grant Allocation	\$ 4,527,059
	Administration	- \$ 452,706
	Amount Incurring Repayment	- \$ 0
	Total Obligation	<u>\$ 4,074,353</u>
	Requirement Percentage	x 25%
	Total Requirement	<u>\$ 1,018,588</u>
Contribution	Non-Federal Matching Funds	\$ 763,941
	Bond Proceeds (25% Max.)	\$ 254,647
	Total Contribution	<u>\$ 1,018,588</u>

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Emergency Shelter Grants Report

Emergency Shelter Grants Funding Allocation FY 2005-07

Emergency Shelter Grant Funding Table

Project Name	Activity	Consolidated Plan Priority	Fund Source	Estimated Carry Forward	2005-06 New Funding	Projected Funding Level	Proposed Households to be Served
ATCHHSD, Communicable Disease Unit (Essential)-ESG04	Homeless Essential Services	High	ESG	\$0	\$52,672	\$52,672	35
Housing & Benefits Specialist for Persons Defined as Chronically Homeless (Essential)- ESG04	Homeless Essential Services	High	ESG	\$0	\$40,000	\$40,000	40
Austin Resource Center for the Homeless (ARCH) (Operations)-ESG04	Shelter Operation and Maintenance	High	ESG	\$0	\$218,903	\$218,903	1,000 overnight 4,000 day rsrcc center
TOTAL				\$0	\$311,575 *	\$311,575	4,075

[*ESG Administration = \$16,398; total ESG allocation = \$327,973 (\$311,575 + \$16,398)]

The City of Austin's ESG 05-07 allocation is \$327,973. That amount reflects a \$7,680 decrease from the ESG 04-06 allocation. Funding for the Austin Resource Center for the Homeless (ARCH) day resource center and overnight shelter will remain at the 04-06 level because that program is one of the largest service providers in the community and decreasing its funding would result in fewer services to a very large number of homeless persons.

Funding for Family Eldercare's representative payee and bill payer program for chronically homeless persons will also remain at the 04-06 level because decreasing the ESG allocation would risk the viability of that entire program because it is so small.

Funding for the Communicable Disease Unit (CDU) of the Austin/Travis County Health and Human Services Department (HHSD) will decrease from \$60,000 in the ESG 04-06 allocation to \$52,672 in the ESG 05-07 allocation. CDU is using their 04-06 allocation for outreach and case management to homeless persons who are HIV positive; and from October 2004, through January 2005, CDU was using ESG funds to conduct tuberculosis testing for homeless persons, but as of February 2005 that function has in large part been moved to the Community Care Services Department that oversees the Health Care for the Homeless (HCH) Clinic. (The HCH Clinic opened in October 2004.) So, CDU will use its remaining 04-06 allocation to continue providing outreach and case management to HIV-positive homeless persons, and they will use some funds to purchase HIV rapid tests for homeless

Emergency Shelter Grants Report

persons who are contacted via outreach. For the ESG 05-07 allocation (Fiscal Year 06), CDU will only provide intensive case management to 35 HIV-positive homeless persons who do not use shelter services.

CDU's ESG funding from 2000 through 2003 amounted to approximately \$22,000, and only in 2004 did their allocation increase significantly. Even their reduced ESG 05-07 allocation represents a significant increase from their historical funding, so that program was seen as being the least at-risk if funding cuts were made.

Funding for ESG administration will also decrease in FY 2005-06.

Emergency Shelter Grant Matching Funds

The Emergency Shelters Grant (ESG) Program requires each local government grantee to match dollar-for-dollar the ESG funding provided by the U.S. Department of Housing and Urban Development (HUD). These matching funds must come from other public or private sources. For fiscal year 2005-2006, the City of Austin's preliminary ESG grant allocation is \$327,973. Thus, another \$327,973 will be needed from the City and the subrecipients/contractors for matching funds.

Any of the following may be included in calculating the matching funds requirement: 1) cash; 2) the value or fair rental value of any donated material or building; 3) the value of any lease on a building; 4) any salary paid to staff to carry out the program of the recipient; and 5) the value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of \$5 per hour.

For fiscal year 2005-06 (ESG 05-07 allocation), HHSD, along with local providers of homeless services, and with the Homeless Task Force, are working to coordinate funding from several sources, to make the most efficient and effective use of all the funds across the entire continuum of homeless services. In that vein, HHSD plans to allocate ESG funds to shelter operations and maintenance, homeless essential services, and ESG grant administration.

Each contract/award agreement includes the requirement that subcontractors/awardees will provide a one-to-one match of the ESG funds. The City will match administrative costs using an in-kind match of salaries of City personnel who administer the grant.

Housing Opportunities for People with AIDS

Housing Opportunities for People with AIDS Report Special Requirements

Describe how the proposed activities will be used to meet the urgent needs of persons with HIV/AIDS and their families that are not being addressed by public and private resources

- In an effort to address the needs of underserved clients who have criminal histories and housing eviction histories, HOPWA provider agencies explored transitional housing resources. HOPWA provider agencies now consistently refer to South Austin Market Place, a transitional housing resource that routinely accepts clients with criminal and eviction histories.
- The program provides rent, mortgage and utility assistance to meet the urgent needs of eligible persons with HIV/AIDS and their families. The goal of the program is to prevent homelessness and to support independent living of persons with HIV/AIDS. The program requires that clients receive case management services in order to take part in the HOPWA program. By participating in case management services, HOPWA clients are referred to and are able to access other housing possibilities. Case managers consistently play a key role in assisting clients to tap into other housing resources such as Section 8 housing.
- HIV case managers also provided services that address the urgent needs of persons with HIV/AIDS and their families by: 1) referrals, assistance, and follow-up for affordable housing, rent and utility deposits, income assistance, mental health and substance abuse treatment/counseling and primary medical care; and 2) assisting with budgeting and resource negotiation skills.
- The Austin/Travis County Health & Human Services Department works closely with the HIV Planning Council who allocates funds from several grants to purchase various HIV related services. These allocations are based on the Council's list of priority services and documented need for funding that cannot be provided from other sources. Of the different categories of housing needs, the Austin-area clients identified Rent, Mortgage, and Utility Assistance and Residential Supportive Services as their highest housing priority. As such the available resources are being allocated to services most valued by clients.

Describe the public and private resources expected to be made available in connection with the proposed activities being funded

Because housing needs far exceed supply, other funding sources have been sought. Resources have come from the following:

- Through the City of Austin, AIDS Services of Austin will receive funding from Best Single Source, an Austin collaborative project of seven agencies, to

Housing Opportunities for People with AIDS

provide rent, mortgage and utility assistance. Funds are most frequently used for individuals who do not qualify for HOPWA or qualify for very small amounts of HOPWA assistance. The goal is to maximize financial allotments for a small number of clients in order to ensure housing stability in order to increase self-sufficiency and decrease dependency on community resources.

- Project Transitions contributed \$160,000 of its own general funds for housing related services
- Clients who can afford to pay a portion of their monthly housing/supportive services costs. A sliding-scale fee structure is used to assess how much these clients can contribute. Program income is retained by the HOPWA subcontractors and used to provide additional services.
- AIDS Services of Austin has contracted for 7 subsidized housing slots through the Austin Housing Authority Shelter Plus Program. These slots tend to be used most of the year, but ASA has referred an average of two clients per year.
- Supportive Housing staff make contacts and referrals as needed with case managers at AIDS Services of Austin (ASA), Austin/ Travis County Mental Health Mental Retardation Community AIDS Resource Education (CARE), Austin Latino/a Lesbian Gay Organization (ALLGO) and the City of Austin's Communicable Disease Unit. Transportation and pick-up for the ASA and Wright House food banks is provided. A resource directory that contains information about available community resources, including food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. has also been created. Staff and interns work to coordinate services as well with Child Protective Services, the City of Austin Housing Authority, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.
- The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 20 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White-Titles I, II, and III; State of Texas HIV Health and Social Services; and HOPWA-HUD. Collectively, this represents a community HIV program of services valued at over \$7.1 million annually. In the Austin area, only one HIV services Priority List - authored by the Austin Area HIV Planning Council based on an EMA-wide comprehensive needs assessment—is generated. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized.
- Case managers at agencies providing rent and utility assistance leverage resources by providing case management services through HIV grant-related

Housing Opportunities for People with AIDS

funds; through volunteers who assist with client moves to more stable housing; through use of emergency or special funds to pay for housing deposits and documents required to secure low-income housing; and through the use of agency vans or cars, when available, to transport clients applying for housing-related resources.

- A source of additional public funds is the State of Texas who contracts directly with Community Action to provide rent, mortgage and utility assistance to people living with HIV/AIDS and their families in rural areas of Central Texas

Describe the method of selecting project sponsors for activities in the metropolitan area, including areas not within the boundaries of the applicant city.

- The Austin/Travis County Health and Human Services Department has selected its HOPWA service providers through the creation of a community collaborative. Case management service provider agencies have formed a collaborative of six community-based organizations to provide essential financial help to HIV-positive clients and their family members. Case managers from ASA and the five agencies assess client need and submit requests for assistance according to the need.
- Historically, two providers have been selected to carry out the HOPWA activities independently or in the case of RMU, collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

Continuum of Care of Homeless Services

Community's Continuum of Care Planning Process

1996 Comprehensive Plan for Addressing Homelessness

The Homeless Task Force's *Comprehensive Plan for Addressing Homelessness*, approved by the Community Action Network in 1996, represented the community's roadmap for addressing homeless needs.

The *Comprehensive Plan* is a long-range strategic plan that included five-year targets for preventing and reducing homelessness, as well as information on current services and sources of funding to implement goals. The *Comprehensive Plan* served as the foundation of the Homeless Task Force's community-wide assessment, which was published in 2001 and updated in 2003. The Homeless Task Force Resources and Programs Committee guides year-round planning and conducts an annual review of progress on goals, evaluates current efforts, identifies gaps in services and updates recommendations to address the needs of each homeless sub-population.

The plan and subsequent assessments identify four broad priority goal areas:

- (1) develop new resources and approaches to increase permanent housing,
- (2) support existing transitional housing programs and expand to improve access for families, single adults and youth,
- (3) support existing shelters and add capacity to address unmet needs, and
- (4) support existing homeless prevention efforts and expand prevention initiatives.

2004 Plan to End Chronic Homelessness

In 2003, in response to HUD's initiative and with support from the City of Austin, the Homeless Task Force formed a committee to develop a ten-year plan to end chronic homelessness. This entity, the Chronic Homelessness Working Group, was comprised of representatives from 26 different social service organizations, businesses, state and local government entities and members of the faith community. The recommendations of the plan follow the guidelines of the National Alliance to End Homelessness' plan and guide the community in planning, prioritizing, and developing strategies to end chronic homelessness. The plan, entitled *Ending Chronic Homelessness in Austin/Travis County*, was approved by the Austin City Council in September 2004.

In order to implement the plan, the Homeless Task Force created the **End Chronic Homelessness Organizing Committee** (ECHO Committee), to take the central role in moving the plan forward.

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Membership of the ECHO Committee includes the participation of representatives from 46 groups, organizations, agencies, and community volunteers, supported by the Austin/Travis County Health and Human Services Department. The members are expected to make a minimum one-year commitment.

The overall role of the ECHO Committee is to identify specific strategies and to oversee ongoing planning and implementation of the plan to end chronic homelessness in the community. The ECHO Committee is comprised of four subcommittees: Planning & Evaluation, Prevention, Exiting, and Systemic Issues. Regular monthly meetings for each subcommittee have been held, and plenary meetings for all ECHO members have been held quarterly. The Chronic Homelessness Working Group and the Homeless Task Force's Housing and Health Care Subcommittees were folded into the ECHO Committee in 2004.

Homeless Client Count

Homeless Management Information System Information	
Total Duplicated Client Records Entered in 2004:	<u>586</u>
Total Unduplicated Client Records Entered in 2004:	<u>6,118</u>

2005 Continuum of Care Proposed New Project

In the 2005 Continuum of Care grant application, the Austin/Travis County community is applying for funds for 10 renewal projects and for ***one new project***, a new Permanent Housing Project for Persons with Disabilities sponsored by Caritas of Austin. This project fills a gap in the continuum of care by providing 20 units of permanent housing for persons who fit the HUD definition of chronically homeless. Affordable permanent housing is the greatest gap in the local continuum; and within that category, permanent supportive housing for persons with disabilities is another critical gap. This project also implements a key strategy of the local plan to end chronic homelessness.

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care – Project Priorities Chart

(1) Applicant	(2) Project Sponsor	(3) Project Name	(4) Numeric Priority	(5) **Requested Project Amount	(6) Term of Project	(7) Program and Component Type*				
						SHP new	SHP renew	S+C new	S+C renew	SRO new
Caritas of Austin	Caritas of Austin	Caritas Permanent Supportive Housing Project	1	\$392,984	2 (yrs)	PH				
Travis County Domestic Violence and Sexual Assault Survival Center d.b.a. SafePlace	SafePlace	SafePlace Supportive Housing Program	2	\$826,440	1 (yr)		TH			
Youth & Family Alliance Inc. d.b.a. LifeWorks	LifeWorks	LifeWorks Supportive Housing	3	\$215,320	1 (yr)		TH			
The Salvation Army	The Salvation Army Austin Area Command	The Passages Program	4	\$776,928	1 (yr)		SSO			
Youth & Family Alliance Inc. d.b.a. LifeWorks	LifeWorks	LifeWorks Street Outreach Program	5	\$148,508	1 (yr)		SSO			
Austin Travis County MHMR Center	Austin Travis County MHMR Center	Austin Travis County HMIS ServicePoint	6	\$78,533	1 (yr)		HMIS			
Caritas of Austin	Caritas of Austin	Caritas ReEntry Program	7	\$313,926	1 (yr)		TH			
Austin Travis County MHMR Center	Austin Travis County MHMR Center	Safe Haven	8	\$348,007	1 (yr)		SH-th			
Push-Up Foundations, Inc.	Push-Up Foundations, Inc.	Women and Children's Supportive Housing Program	9	\$104,559	1 (yr)		TH			
The Housing Authority of the City of Austin	Austin Travis County MHMR Center, AIDS Services of Austin	Shelter Plus Care	10	\$335,520	1 (yr)				TRA	
The Housing Authority of Travis County	Austin Travis County MHMR Center	Shelter Plus Care	11	\$435,144	1 (yr)				TRA	
**TOTAL REQUESTED AMOUNT:				\$3,975,869						

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care -Chronic Homelessness Goals Chart (From the 10-Year Plan to End Chronic Homelessness)

Goal: End Chronic Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
Plan for Outcomes: Develop plans to end, rather than manage, chronic homelessness			
Goal 1: Develop the activities of the End Chronic Homelessness Organizing Committee (ECHO)	Action Plan: Years 1 & 2	ECHO Planning and Evaluation Subcommittee	September 2005
	A. Recruit additional participants; increase representation of state agencies,, local business, and Public Housing Authorities		
	B. Set-up urgent goals, action plans, and target dates for each ECHO subcommittee		
Goal 2: Conduct Pilot Study to Identify Needs	Action Plan: Years 1 & 2	ECHO Planning and Evaluation Subcommittee	January 2006
	A. Design Pilot Project for Austin Model <ul style="list-style-type: none"> Discuss the overall strategy for studying chronic homelessness Research successful pilot study models in other cities Select 30 cases with different needs and characteristics 		
	B. Update the information about the needs and characteristics of chronically homeless persons; use information from pilot to inform and improve plan to end chronic homelessness		
Goal 3: Improve data on chronic homelessness	Action Plan: Years 1 & 2	ECHO Planning and Evaluation Subcommittee	Goal 3: Improve data on chronic homelessness
	A. Improve data on the number of chronically homeless persons and their needs <ul style="list-style-type: none"> Conduct a survey of sheltered and unsheltered homeless persons Develop a more complete inventory of housing serving chronically homeless persons 		
	B. Use Homeless Management Information System (HMIS) to implement a more systematic approach to data collection <ul style="list-style-type: none"> Develop recommendations to increase participation in HMIS Improve reporting capabilities of HMIS to provide data more useful for planning purposes Investigate use of an ID "swipe card" or other method to reduce data entry 		

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care -Chronic Homelessness Goals Chart (Continued)

Close the Front Door: Prevent future homelessness			
Goal 4: Prevent future homelessness	Action Plan: Years 1 & 2	ECHO Prevention Subcommittee	September 2006
	A. Improve data on people being discharged <ul style="list-style-type: none">Identify number being discharged and those with homeless historiesIdentify client needs and current housing statusInventory current services for people being discharged		
	B. Research current practices and "best practices" <ul style="list-style-type: none">Research institutions' current responsibilities re: client dischargeResearch models for discharge used in other communities		
	C. Continue to improve discharge planning from hospitals and ERs <ul style="list-style-type: none">Operate "sick bay" at the ARCH for persons released from hospitalsProvide current data on extent and cost of homeless persons' use of the ERs and inpatient services		
	D. Develop 20 units of transitional housing for youth exiting foster care		
	E. Support young families with children to help keep them intact & housed <ul style="list-style-type: none">Provide "wrap-around" services and case management supportConduct additional research on strategies to support young families		
	F. Develop adequate substance abuse and mental health services <ul style="list-style-type: none">Research options for funding additional services		

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care -Chronic Homelessness Goals Chart (Continued)

Open the Back Door: Help people exit homelessness			
Goal 5: Expand housing with supportive services	Action Plan: Years 1 & 2	ECHO Exiting Subcommittee	2005-2006
	<p>A. Create Group for researching housing solutions</p> <ul style="list-style-type: none"> Research and implement a "rapid housing" program to move people from shelter and into housing more quickly Research feasibility of improving the quality of boarding homes now housing chronically homeless persons <p>B. Support a continuum of housing and services that help chronically homeless persons progress toward self-sufficiency</p> <ul style="list-style-type: none"> Increase access to appropriate shelter and reduce shelter stays Investigate feasibility of implementing a sobriety center as a "harm reduction" strategy for persons with chronic substance abuse problems 		
Goal 6: Increase homeless person's benefits	Action Plan: Years 1 & 2	ECHO Exiting Subcommittee	December 2005
	<p>A. Clear bottleneck of SSI/SSDI cases at Administrative Law Judge Hearing level</p> <ul style="list-style-type: none"> Increase legal staff support to handle and resolve cases at this level 		
	<p>B. Expand the number of representative payees who can accept and manage SSI/SSDI payments for chronically homeless persons</p> <ul style="list-style-type: none"> Track the number and needs of clients requiring representative payees 		
	<p>C. Develop a collaborative of agencies that submit SSI/SSDI applications on behalf of chronically homeless persons</p> <ul style="list-style-type: none"> Share information and techniques for developing successful applications Conduct cross training with case managers and volunteers on application process to facilitate faster approval Increase collaboration between providers and Austin Travis County MHMR Consumer Benefits office, Texas Rural Legal Aid 		

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care -Chronic Homelessness Goals Chart (Continued)

Goal 7: Increase the number of chronically homeless persons earning a living wage	Action Plan: Years 1 & 2	ECHO Exiting Committee	June 2006
	<p>A. Develop a consortium of homeless services providers and employment agencies to develop job training and placement programs for chronically homeless persons</p> <p>B. Increase access to “Mainstream” employment programs</p> <ul style="list-style-type: none"> • Provide outreach and information on employment services at day resource center • Develop plan to designate funding or slots for homeless persons in local workforce contracts • Collaborate with Workforce Board to identify and address employment needs of homeless persons 		
Goal 8: Provide adequate supportive services to help people transition from homelessness	Action Plan: Years 1 & 2	ECHO Exiting Subcommittee	October 2006
	<p>A. Increase outreach to persons with chronic substance abuse problems, in order to draw them into services</p> <ul style="list-style-type: none"> • Add outreach workers to work with homeless persons who frequent the downtown area • Provide access to substance abuse treatment, on demand • Increase access to appropriate shelter and reduce length and frequency of shelter stays • Continue support of long-term case management and permanent supportive housing 		
	<p>B. Implement a “system of care” approach to provide services to chronically homeless persons</p> <ul style="list-style-type: none"> • Characteristics include: "Wrap-around" services addressing all aspects of client need, informal as well as agency provided services, flexible funding for services, and surrogate family support/mentoring <p>C. Create a plan to expand access to critical services</p> <ul style="list-style-type: none"> • Expand medical care for homeless persons • Substance Abuse and Mental Health treatment • Research options for funding additional services 		

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Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care -Chronic Homelessness Goals Chart (Continued)

Build the infrastructure: Address the systemic problems that lead to poverty and homelessness			
Goal 9: Advocacy to end chronic homelessness	Action Plan: Years 1 & 2	ECHO Systemic Issues Subcommittee	December 2005
	A. Build community support and buy-in for the plan to end chronic homelessness <ul style="list-style-type: none">Initiate community campaign to build support and acceptance of planPublicize "success stories" to help leverage funding		
	B. Discharge Planning Educate elected officials about chronic homelessness and the need for better discharge planning		
	C. Explore and develop resources for housing and services for chronic homelessness Research development of a "Funder's Collaborative" to support chronic homelessness initiatives <ul style="list-style-type: none">Consider designating current funds to address chronic homelessnessProvide assistance with grant applications: provide staff support to develop application; and provide matching funds for grants to address chronic homelessnessMake permanent supportive housing serving chronically homeless persons a priority for new funding under the CoC grant.		

2005-2006 Annual Action Plan

Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care - Other Homeless Goals Chart

Goal: Other Homelessness	Action Steps	Responsible Person/Organization	Target Dates
Close the Front Door by Preventing Homelessness			
Goal 1: Support homelessness prevention efforts	<ol style="list-style-type: none"> 1. Continue to improve coordination of emergency assistance among providers 2. Secure additional rent and utility assistance resources for prevention 3. Increase landlord/tenant mediation, counseling services 	<ol style="list-style-type: none"> 1. Basic Needs Council 2. City/County 3. HTF, Tenant's Council 	<ol style="list-style-type: none"> 1. Dec 2005 2. Oct 2005 3. Sept 2006
Goal 2: Ensure ongoing availability of Section 8 and Public Housing units for homeless	<ol style="list-style-type: none"> 1. Monitor Public Housing and Section 8 planning 	<ol style="list-style-type: none"> 1. HTF Housing Committee, Austin Housing Authority, Travis County Housing Authority 	<ol style="list-style-type: none"> 1. Ongoing
Open the Back Door to Help Homeless Persons Transition to Maximum Self-Sufficiency			
Goal 1: Expand transitional housing to help homeless persons exit shelter more quickly	<ol style="list-style-type: none"> 1. Train case managers as housing placement specialists, with training on available housing 2. Expand transitional housing for families 3. Allocate more funding for TBRA through City HOME program and Housing Trust Fund 	<ol style="list-style-type: none"> 1. Homeless Case Management Network 2. Homeless Task Force 3. City Neighborhood Housing Dept. 	<ol style="list-style-type: none"> 1. Ongoing 2. Jan 2006 3. Oct 2005
Goal 2: Expand permanent housing options for homeless persons	<ol style="list-style-type: none"> 1. Pursue agreements with local housing authorities to obtain preference for homeless families 2. Pursue agreements with private landlords to provide housing at reduced rents, and/or eliminate barriers for homeless persons (e.g. criminal histories, credit reports, etc.) 3. Develop additional SRO housing 4. Develop 30 single family homes 	<ol style="list-style-type: none"> 1. Homeless Task Force, PHAs 2. HTF Housing Committee, City Neigh. Housing 3. Foundation Communities 4. Community Partnership for the Homeless 	<ol style="list-style-type: none"> 1. June 2006 2. Mar 2006 3. June 2006 4. July 2006
Goal 3: Explore options for funding new housing and programs with existing resources	<ol style="list-style-type: none"> 1. Review City Emergency Shelter Grant, City/County Social Service Contracts and Continuum of Care funding and develop recommendations on use of funds 	<ol style="list-style-type: none"> 1. HTF Resources and Programs Committee 	<ol style="list-style-type: none"> 1. Dec 2005
Goal 4: Establish more systematic access to mainstream services for all homeless persons	<ol style="list-style-type: none"> 1. Conduct cross-training with case managers and intake workers on helping clients access mainstream services 	<ol style="list-style-type: none"> 1. Austin Travis County MHMR 	<ol style="list-style-type: none"> 1. Ongoing

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Section 3: HOUSING REPORTS

Continuum of Care of Homeless Services

Exhibit 1: Continuum of Care - Other Homeless Goals Chart (Continued)

Goal 5: Help more homeless persons secure employment at a living Wage	1. Develop plan to designate funding or slots for homeless in local workforce contracts 2. Collaborate with Workforce Board to identify options to address employment needs of homeless 3. Develop community voice mail program	1. City of Austin, Travis County 2. WorkSource, HTF 3. HTF Exec. Committee	1. Sep 2006 2. Dec 2005 3. June 2005
Build the Infrastructure			
Goal 1: Increase supply of affordable housing	1. Support increased revenue and dedicated funding source for local housing trust fund 2. Support efforts to implement inclusionary zoning in all City-assisted housing developments 3. Support bond issue for affordable housing	1. Homeless Task Force 2. Homeless Task Force, Austin Housing Coalition 3. Austin Housing Coalition	1. Ongoing 2. June 2006 3. Sept 2005
Goal 2: Increase availability of essential supportive services	1. Increase services for substance abuse treatment, mental health, health care	1. City Community Care Services Dept., Austin Travis County MHMR	1. Jan 2006
Goal 3: Provide opportunities for employment that meets basic needs	1. Support Living Wage initiative	1. Homeless Task Force	1. Ongoing
Manage for Results			
Goal 1: Fully implement HMIS	1. Fully implement HMIS in all programs receiving City/County, HUD Continuum of Care or ESG funding	1. Austin Travis County MHMR	1. Sept 2005
Goal 2: Issue annual reports to community	1. Collect Annual Performance Reports from agencies receiving Continuum of Care funding 2. Collect client outcome information from Emergency Shelter grant, City/County Social Service grants 3. Compile and issue data for report	1. HTF Resources and Programs Comm. 2. HTF Resources and Programs Comm. 3. HTF Resources and Programs Comm.	1. Ongoing 2. Sept 2005 3. Jan 2006



SECTION 4

COMMUNITY DEVELOPMENT ACTIVITIES AND PROPOSED ACCOMPLISHMENTS

Community Development Activity Table
Small Business Development
Commercial Revitalization
Public Services
Debt Service

2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: ECONOMIC DEVELOPMENT

The objective is to provide financial and technical assistance to eligible organizations in order to improve the economic viability of neighborhoods and promote the creation and/or preservation of jobs.

SMALL BUSINESS DEVELOPMENT

Identified as a high priority, the City of Austin commits a portion of its annual allocation of Community Development Block Grant funds to help create and retain job opportunities through various economic development activities.

Type of Housing	Priority for Federal Funds	FY 2005-06 Goal	Funding Sources
Small Business Development	High	266	CDBG, Section 108

Community Development Bank

IDIS Project #:	0012	Local ID:	2CBD
PROJECT DESCRIPTION			

The purpose of the program is to provide program-delivery funds to a certified Community Development Financial Institution (CDFI) to administer a loan program that provides flexible capital and technical assistance to small- and minority- businesses that are expanding or relocating to low-income areas. In addition to providing a loan program, the ultimate goal for this program is job creation or retention for low- to moderate- income individuals.

ACCOMPLISHMENT DESCRIPTION

Accomplishment	48 Households 04 ▼
----------------	--------------------

This project will be merged with the META Program, which is part of the new small business development services delivery model to be implemented for FY 2005-06. The combined program will be under NHCD's management. The program will create or retain 48 jobs. Of these jobs, at least 51% will be held by low- to moderate- income individuals.

FUNDING

Fund Source(s)	CDBG				
FY 2005-06 Total Funding	\$115,850				
Project Information					
Project Primary Purpose:	Matrix Codes				
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼				
	<table> <tr> <th>Priority Need Category</th><th>Eligibility</th></tr> <tr> <td>Economic Development ▼</td><td>LMJ ▼</td></tr> </table>	Priority Need Category	Eligibility	Economic Development ▼	LMJ ▼
Priority Need Category	Eligibility				
Economic Development ▼	LMJ ▼				
Subrecipient	Private 570.500c				
Citation	570.203b				
Expected Completion Date	9/30/2006				
Location	Community Wide				

2005-2006 Annual Action Plan**SECTION 4: COMMUNITY DEVELOPMENT****Community Development Activity Tables**

PROJECT PRIORITY: ECONOMIC DEVELOPMENT SMALL BUSINESS DEVELOPMENT
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Microenterprise Technical Assistance

IDIS Project #:	0026
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PROJECT DESCRIPTION

The purpose/objective of the program is to provide operational funds to provide training and technical assistance to qualified microenterprises. (A microenterprise is a business which has five or fewer employees, one being the owner.)

ACCOMPLISHMENT DESCRIPTION

Accomplishment	190	Households 04	▼
-----------------------	-----	---------------	---

This project will be combined with the Community Development Bank as part of the new small business development services delivery model to be implemented for FY06. The combined program will be under NHCD's management. The program will serve 190 business owners with technical assistance and training.

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$157,448

Project Information

Project Primary Purpose:	Matrix Codes	
---------------------------------	---------------------	--

- | | | |
|---|---|-----------------------------|
| <input type="checkbox"/> Help the Homeless
<input type="checkbox"/> Help Persons with HIV/AIDS
<input type="checkbox"/> Help Persons with Disabilities
<input type="checkbox"/> Address Public Housing Needs | 18C Micro-Enterprise Assistance ▼ | |
| | Priority Need Category
Economic Development ▼ | Eligibility
LMC ▼ |

Subrecipient	Local Government
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Citation	570.201o
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Expected Completion Date	9/30/2006
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Location	Community Wide
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2005-2006 Annual Action Plan**SECTION 4: COMMUNITY DEVELOPMENT****Community Development Activity Tables**

PROJECT PRIORITY: ECONOMIC DEVELOPMENT SMALL BUSINESS DEVELOPMENT
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Neighborhood Commercial Management Program

IDIS Project #:	0028
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Local ID:	2CBD
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PROJECT DESCRIPTION

The purpose/objective of the program is to provide a revolving loan pool that helps small businesses that have been in existence for two years or more expand their operations by providing gap financing for fixed assets in exchange for job creation. The City will be applying for three million dollars to provide additional funds in the NCMP program in the 2005-06 fiscal year through a Section 108 loan. The principal security for the loan guarantee will be a pledge by the City of Austin of our current and future CDBG funds. Additional security will also be required to assure repayment of guaranteed obligations, which will be decided on a case-by case basis.

ACCOMPLISHMENT DESCRIPTION

Accomplishment	20 Jobs 13
-----------------------	------------

The program will create or retain 20 jobs. Of these jobs, at least 51% will be held by low to moderate income individuals.

FUNDING

Fund Source(s)	CDBG, Section 108
-----------------------	-------------------

FY 2005-06 Total Funding	\$4,348,491
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Project Information

Project Primary Purpose:	Matrix Codes
---------------------------------	---------------------

- | | |
|---|--|
| <input type="checkbox"/> Help the Homeless
<input type="checkbox"/> Help Persons with HIV/AIDS
<input type="checkbox"/> Help Persons with Disabilities
<input type="checkbox"/> Address Public Housing Needs | 18A ED Direct Financial Assistance to For-Profits 570.203(b) |
|---|--|

Priority Need Category	Eligibility
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Economic Development	LMJ
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Subrecipient	Local Government
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Citation	570.203b
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Expected Completion Date	9/30/2006
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Location	Community Wide
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2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: ECONOMIC DEVELOPMENT SMALL BUSINESS DEVELOPMENT

Small Minority Business Assistance

IDIS Project #: 0034

Local ID: 2CBD

PROJECT DESCRIPTION

The purpose of the Small Minority Business Assistance (SMBA) project is to provide operational funds to train small and minority business owners through workshops, one-on-one technical assistance, and information and referrals. In addition to the training provided, the ultimate goal is job creation or retention.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 8 Businesses 08 ▼

This project is part of the new small business development services delivery model to be implemented for FY2005-06. The new model will consolidate the SMBA Program under Department of Small Minority Business Resources' management, and fund a single contract rather than the 4 contracts currently funded. The proposed accomplishment is 8 jobs created or retained for low- to moderate-income individuals.

FUNDING

Fund Source(s)

CDBG

FY 2005-06 Total Funding

\$206,594

Project Information

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

18B ED Technical Assistance 570.203(b) ▼

Priority Need Category

Economic Development ▼

Eligibility

LMJ ▼

Subrecipient

Public 570.500c

Citation

570.203b

Expected Completion Date

9/30/2006

Location

Community Wide

2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: ECONOMIC DEVELOPMENT COMMERCIAL REVITALIZATION			
The objective of Commercial Revitalization is to provide financial and technical assistance to eligible organizations in order to improve the economic viability of neighborhoods and promote the creation and/or preservation of jobs.			
Type of Housing	Priority for Federal Funds	FY 2005-06 Goal	Funding Sources
Commercial Revitalization	High	266	CDBG

East 11th/12th Streets Revitalization	
IDIS Project #:	0014
Local ID:	2CMR
PROJECT DESCRIPTION	

The project is designed to increase revitalization efforts within the East 11th and 12th Street commercial corridors. This project includes activities such as, but not be limited to, land acquisition, demolition of dilapidated structures, relocation of displaced persons/businesses, preservation of historic structures, redevelopment of abandoned and/or substandard structures, and construction of new retail and office facilities.

ACCOMPLISHMENT DESCRIPTION	
Accomplishment	3269
	People 01 ▼

The Urban Renewal Agency, in partnership with the Austin Revitalization Authority will solicit from area developers and business owners to acquire and develop certain parcels along the East 11th and 12th Streets corridor. Development of a 40-space community-parking site on East 11th Street is scheduled to be completed by Fall 2005. The City is also funding a Facade Improvement program for businesses along East 11th and 12th Streets corridor, and there are four facade projects scheduled to be completed in FY 2005-06.

FUNDING			
Fund Source(s)		CDBG	
FY 2005-06 Total Funding		\$1,388,668	
Project Information			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		17C CI Building Acquisition, Construction, Rehab 570.203(a) ▼	
		Priority Need Category	Eligibility
		Economic Development ▼	LMC ▼
Subrecipient		Other	Citation
Expected Completion Date		9/30/2006	570.203b
		Location	Census Tracts: 0000804; County: 48453

2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: PUBLIC SERVICES

PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION

The objective of Neighborhood Revitalization is to provide financial/technical assistance to eligible organizations so they can develop and implement neighborhood improvement and youth projects.

Type of Housing	Priority for Federal Funds	FY 2005-06 Goal	Funding Sources
Public Services/ Neighborhood Revitalization	High	266	CDBG

Child Care Services

IDIS Project #:	0011	Local ID:	2NER
PROJECT DESCRIPTION			

This project is administered by Austin/Travis County Health and Human Services Department (HHSD), increases the supply and quality of child care by providing services to children from low-income families whose gross income is less than 200% of Federal Poverty Guidelines and that reside within the Austin city limits. The three components of the project serve families in crisis, teen parents in school, and families in work, school, or job training. HHSD contracts with child care providers for the services.

ACCOMPLISHMENT DESCRIPTION

Accomplishment	320	People 01	▼
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The child care will be provided in three ways: 1) Child care vouchers for up to six months of child care for families in crisis; including homeless and near-homeless families, and families that have experienced a sudden need for child care due to a situation such as the serious illness/injury or incarceration of a parent. The program coordinates services with other social service providers. This will serve an estimated 196 children; 2) Child care, including parent education, for parenting teens who are attending middle or high school. This will serve an estimated 55 children, and 45 teen parents; 3) Child care for low-income families whose parents are either working, attending school, or in job training. This will serve an estimated 69 children. A projected total of 320 children will be served in 2005-06.

FUNDING

Fund Source(s)		CDBG	
FY 2005-06 Total Funding		\$692,200	
Project Information			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless		05L Child Care Services 570.201(e) ▼	
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities		Priority Need Category	
<input type="checkbox"/> Address Public Housing Needs		Public Services ▼	Eligibility
			LMC ▼
Subrecipient		Private 570.500c	Citation
			570.201e
Expected Completion Date		9/30/2006	Location
			Community Wide

2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: PUBLIC SERVICES
PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION

English as a Second Language

IDIS Project #: 0017	Local ID: 2NER
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PROJECT DESCRIPTION

The purpose of the English as a Second Language (ESL) Project administered by Austin/Travis County Health and Human Services Department (HHSD) is to provide ESL classes. The classes are for low and moderate income persons who speak little or no English. The program provides opportunities for students to better participate in both school and community decision-making by improving literacy skills and English proficiency. With these skills, students are able to further their education and career goals. The ESL classes are conducted twice a week for two hours a class at seven AISD locations. The classes are taught during the fall and spring semesters for an average of 54 hours of class time per semester. Persons served shall have a gross income that is no more than 80 percent of Austin's median family income and reside within the city limits of Austin.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 240	People 01 ▼
---------------------------	-------------

The goal is to serve 240 students. City of Austin General Fund will enable the project to serve an additional 554 students. So, in FY 2005-06, this project will serve approximately 794 students.

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$20,000

Project Information

Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	05 Public Services (General) 570.201(e) ▼	
	Priority Need Category	Eligibility
	Public Services ▼	LMC ▼
Subrecipient Private 570.500c	Citation	570.201e
Expected Completion Date 9/30/2006	Location	Community Wide

2005-2006 Annual Action Plan**SECTION 4: COMMUNITY DEVELOPMENT****Community Development Activity Tables**

PROJECT PRIORITY: PUBLIC SERVICES PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION
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Tenants' Rights Assistance

IDIS Project #:	0036
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PROJECT DESCRIPTION

The objectives of the project are: 1) Facilitate mediation services between landlords and low to moderate-income tenants, resulting in completing health and safety related repairs to rental units, which will help maintain reasonable habitability standards; 2) provide direct counseling and technical assistance to low income renters regarding tenant/landlord issues; 3) provide public education and information through workshops and public forums on landlord/tenant relationships and to educate renters on their rights as well as their responsibilities under the law; 4) identify fair housing complaints that may be investigated by the Austin Tenants' Council which may assist in resolving, reducing or minimizing discriminatory housing practices.

ACCOMPLISHMENT DESCRIPTION

Accomplishment	599	People 01	▼
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An estimated 599 people will receive Tenants Rights Assistance services in fiscal year 2005-2006.

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$264,927

Project Information

Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	05K Tenant/Landlord Counseling 570.201(e) ▼	
	Priority Need Category	Eligibility
	Public Services ▼	LMC ▼
Subrecipient	Private 570.500c	Citation
		570.201e
Expected Completion Date	9/30/2006	Location
		Community Wide

2005-2006 Annual Action Plan**SECTION 4: COMMUNITY DEVELOPMENT****Community Development Activity Tables**

PROJECT PRIORITY: PUBLIC SERVICES PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION
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Housing Information and Referral

IDIS Project #:	0024
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PROJECT DESCRIPTION

The purpose of the HIRS Program is for NHCD to provide technical assistance and referrals regarding affordable housing information and service providers by telephone, and the NHCD web site. Any family in need of the information NHCD provides about affordable housing information and service providers is able to access this information. This program is funded with CDBG dollars, and is an annual program which ends September 30 each fiscal year and begins again October 1 of the new fiscal year.

ACCOMPLISHMENT DESCRIPTION

Accomplishment	28844	People 01	▼
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The proposed accomplishments for FY 2005-06 include all affordable housing technical assistance and housing service provider referrals by telephone, and 25% of web hits to the Helpful Links NHCD web site. HIRS proposes to serve 28,844 households.

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$75,307

Project Information

Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	05 Public Services (General) 570.201(e) ▼	
	Priority Need Category	Eligibility
	Infrastructure ▼	LMC ▼
Subrecipient	Local Government	Citation
		570.201e
Expected Completion Date	9/30/2006	Location
		Community Wide

2005-2006 Annual Action Plan**SECTION 4: COMMUNITY DEVELOPMENT****Community Development Activity Tables**

PROJECT PRIORITY: PUBLIC SERVICES PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION
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Nighborhood Support Services

IDIS Project #: 0030

PROJECT DESCRIPTION

The project assists in the creation of working partnerships in priority neighborhoods to improve the quality of life in the neighborhood and increase resident participation in neighborhood activities. Partnerships include various City departments, neighborhood associations, community-based organizations, and volunteers. Priority neighborhoods are those where census tract records reflect the majority of residents' income level at 80 percent or below the area median income.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 4000 People 01 ▼
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In FY 2005-06, the project will assist 4,000 households located in census tracts with incomes that are at 80 percent or below median income for Austin. The following activities will be conducted through this project: Community workshops, neighborhood clean-ups, special community service projects, and other neighborhood revitalization efforts. Additional activities include increasing communication and participation among neighborhood residents through newsletters and flyers along with promoting neighborhood and personal safety initiatives.

FUNDING

Fund Source(s) CDBG

FY 2005-06 Total Funding \$120,000

Project Information

Project Primary Purpose:	Matrix Codes
---------------------------------	---------------------

- | | | | | | |
|---|--|-------------------------------|--------------------|-------------------|-------|
| <input type="checkbox"/> Help the Homeless
<input type="checkbox"/> Help Persons with HIV/AIDS
<input type="checkbox"/> Help Persons with Disabilities
<input type="checkbox"/> Address Public Housing Needs | 05 Public Services (General) 570.201(e) ▼ | | | | |
| | <table border="1"> <tr> <td>Priority Need Category</td> <td>Eligibility</td> </tr> <tr> <td>Public Services ▼</td> <td>LMC ▼</td> </tr> </table> | Priority Need Category | Eligibility | Public Services ▼ | LMC ▼ |
| Priority Need Category | Eligibility | | | | |
| Public Services ▼ | LMC ▼ | | | | |

Subrecipient Local Government	Citation 570.201e
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Expected Completion Date 9/30/2006	Location Community Wide
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2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: PUBLIC SERVICES
PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION

Senior Services

IDIS Project #: 0033

PROJECT DESCRIPTION

The Senior Services project administered by Austin/Travis County Health and Human Services Department (HHSD) provides services that help prevent and protect elders from becoming victims of abuse, neglect, or exploitation. HHSD contracts with an elder care provider for the services. Persons served shall have a gross income that is no more than 80 percent of Austin's median family income, are 55 years of age and older and reside within the city limits of Austin. The Senior Services project operates a variety of community-based services and develops partnerships supporting older adults, people with disabilities and those who care for them. The agency advocates for older adults and people with disabilities so they may remain in their homes and communities. Through the Bill Payer Program, the agency assesses the clients' needs linking them to needed resources and volunteer advocates. Through the Guardianship Program, the agency will recruit, train, support and match volunteer guardians to oversee the care of elders who have been declared legally incompetent in a court of law.

The In-Home Care Program will recruit, screen, train, employ and supervise respite workers to provide in-home companionship and support elders and their caregivers. The Family Elder Shelter Program includes the provision of temporary housing in a furnished apartment as well as case management support needed in establishing a permanent housing plan. Emergency financial assistance and food bank services are also available.

ACCOMPLISHMENT DESCRIPTION

Accomplishment 229 People 01 ▼

Through these programs, the Senior Services project will provide temporary shelter for 20 elders who are in a housing crisis; assist 67 elders in or at risk of abusive, neglectful, or exploitative situations, assist 111 elders to maintain their independence as a result of access to affordable in-home care services, and provide money management services to 31 elders. An estimated total of 229 elderly persons will be served in 2005-06.

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$122,600

Project Information

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Matrix Codes

05A Senior Services 570.201(e) ▼

Priority Need Category

Public Services ▼

Eligibility

LMC ▼

Subrecipient Private 570.500c

Citation 570.201e

Expected Completion Date 9/30/2006

Location Community Wide

2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: PUBLIC SERVICES
PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION

Youth Support Services

IDIS Project #:	0037	Local ID:	2NER
PROJECT DESCRIPTION			

Youth and Family Assessment Center (YFAC) provides access to youth displaying at-risk behaviors to a variety of supports and services for improved success in school, home and the community. YFAC provides intervention through a best-practice model that incorporates these values: strength-based, family driven and culturally competent interventions. YFAC works in partnership with the youth and their family to provide access to interventions that addresses both the needs of the youth and those of the family. YFAC has three levels of interventions to enhance the functioning and adjustment of youth which reduces truancy, school drop-out and juvenile delinquency. YFAC ensures that families at all levels of intervention have access to traditional and non-traditional supports to enhance youth and family functioning. The service and support mix is individualized and based on the strengths, needs and desires of the youth and family. These services may include clinical mentoring, counseling, educational supports, mental health services and enrichment. The families served by the

YFAC project reside in the City of Austin, have a family income that is 200% of Federal Poverty Level, and are identified as youth displaying at-risk behavior. This project is a joint commitment from the City and County. YFAC is supported through yearly contracts that are renewed each fiscal year.

ACCOMPLISHMENT DESCRIPTION

Accomplishment	157	People	01	▼
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YFAC will serve 170 families. Youth will improve school attendance, performance, behavioral self-management, and decrease or not engage in delinquent behavior. Caregivers will report decreased stress, improved relations with the school and the identified youth. YFAC will ensure the development of individualized plans that facilitates access to a mix of traditional and non-traditional services and supports.

FUNDING

Fund Source(s)		CDBG	
FY 2005-06 Total Funding		\$207,908	
Project Information			
Project Primary Purpose:		Matrix Codes	
<div><input type="checkbox"/> Help the Homeless</div> <div><input type="checkbox"/> Help Persons with HIV/AIDS</div> <div><input type="checkbox"/> Help Persons with Disabilities</div> <div><input type="checkbox"/> Address Public Housing Needs</div>		05D Youth Services 570.201(e) ▼	
		Priority Need Category	Eligibility
		Public Services ▼	LMC ▼
Subrecipient	Private 570.500c	Citation	570.201e
Expected Completion Date	9/30/2006	Location	Community Wide

2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: DEBT SERVICE PUBLIC FACILITIES

ARCH Homeless Shelter Debt Service

IDIS Project #: 0020	Local ID: 2PUB
-----------------------------	-----------------------

PROJECT DESCRIPTION

The City secured a \$6 million HUD Section 108 Loan Guarantee to construct a homeless shelter, resource center, and health clinic in downtown Austin. The facility was constructed in late 2003 and early 2004 and opened for operation April 2004. Repayment of the Section 108 loan will be in the form of annual payments from current and future CDBG funds for a 20-year period ending in 2022.

ACCOMPLISHMENT DESCRIPTION

Not Applicable

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$603,403

Project Information

Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	19F Planned Repayment of Section 108 Loan Principal ▼	
	Priority Need Category Owner Occupied Housing ▼	Eligibility Not Applicable

Subrecipient	Local Government	Citation	570.705c
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Expected Completion Date	9/30/2006	Location	Community Wide
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2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: DEBT SERVICE ECONOMIC DEVELOPMENT
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Neighborhood Commercial Management Debt Service
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IDIS Project #:	0029
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PROJECT DESCRIPTION

The City secured a \$2 million HUD Section 108 Loan Guarantee to the Neighborhood Commercial Management Loan Program (NCMP). As a result of this \$2 million, NCMP will leverage an additional \$3 million in private sector financing. Repayment of the Section 108 Loan will be in the form of annual payments from repayment received from the loan portfolio.

ACCOMPLISHMENT DESCRIPTION

Not Applicable

FUNDING

Fund Source(s)	CDBG Revolving Loan
FY 2005-06 Total Funding	\$130,000

Project Information

Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	19F Planned Repayment of Section 108 Loan Principal ▼	
	Priority Need Category	Eligibility
	Economic Development ▼	Not Applicable
Subrecipient	Local Government	Citation
		570.705c
Expected Completion Date	9/30/2006	Location
		Community Wide

2005-2006 Annual Action Plan**SECTION 4: COMMUNITY DEVELOPMENT****Community Development Activity Tables**

PROJECT PRIORITY: DEBT SERVICE COMMERCIAL REVITALIZATION

East 11th/12th Street Revitalization Debt Service
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IDIS Project #: 0015	Local ID: 2CMR
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PROJECT DESCRIPTION

The City secured a \$9 million HUD Section 108 Loan Guarantee to implement the East 11th & 12th Street Revitalization Project. Repayment of the Section 108 loan will be in the form of annual payments from current and future CDBG funds for a 20 year period ending in 2017.

ACCOMPLISHMENT DESCRIPTION

Not Applicable

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$751,983

Project Information

Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	19F Planned Repayment of Section 108 Loan Principal ▼	
	Priority Need Category Economic Development ▼	Eligibility Not Applicable
Subrecipient Local Government	Citation	570.705c
Expected Completion Date 9/30/2006	Location	Community Wide

2005-2006 Annual Action Plan

SECTION 4: COMMUNITY DEVELOPMENT

Community Development Activity Tables

PROJECT PRIORITY: DEBT SERVICE PUBLIC FACILITIES

Millennium Youth Center Debt Service

IDIS Project #: 0027	Local ID: 2PUB
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PROJECT DESCRIPTION

The Millennium Youth Entertainment Center, located at 1156 Hargrave Street, has a bowling alley, a roller skating rink, a video arcade, a soft play area for small children, a food court, and a movie theater. The facility was completed and opened to the public in June 1999. To construct the facility the City secured a \$7.8 million Section 108 Loan Guarantee. Repayment of the Section 108 loan will be in the form of annual payments from current and future CDBG funds for a 20 year period ending in 2018.

ACCOMPLISHMENT DESCRIPTION

Not Applicable

FUNDING

Fund Source(s)	CDBG
FY 2005-06 Total Funding	\$745,248

Project Information

Project Primary Purpose:	Matrix Codes	
---------------------------------	---------------------	--

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Help the Homeless
<input type="checkbox"/> Help Persons with HIV/AIDS
<input type="checkbox"/> Help Persons with Disabilities
<input type="checkbox"/> Address Public Housing Needs | 19F Planned Repayment of Section 108 Loan Principal ▼ | |
| | Priority Need Category
Public Facilities ▼ | Eligibility
Not Applicable |

Subrecipient	Local Government	Citation	570.705c
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Expected Completion Date	9/30/2006	Location	Community Wide
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APPENDICES

APPENDIX I: Grant Applications

APPENDIX II: Certifications

APPENDIX III: Public Comments

APPENDIX IV: Monitoring Plan

APPENDIX V: Affirmative Marketing Plan

APPENDIX VI: HUD FY 2005 Income Guidelines

APPENDIX VII: Maps

APPENDIX I:

Grant Applications

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 08-12-05	Applicant Identifier B-05-MC-48-0500	
<input checked="" type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A	
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier CDBG 31st Year	
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction			
5. APPLICANT INFORMATION				
Legal Name:		Organizational Unit:		
City of Austin		Department: Neighborhood Housing and Community Development		
Organizational DUNS: 94-223-0764		Division:		
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code)		
Street: 1000 East 11th Street		Prefix: Mr.	First Name: Paul	
City: Austin		Middle Name		
County: Travis		Last Name Hilgers		
State: Texas	Zip Code 78702-1907	Suffix:		
Country: USA		Email: Paul.Hilgers@ci.austin.tx.us		
6. EMPLOYER IDENTIFICATION NUMBER (EIN):		Phone Number (give area code)	Fax Number (give area code)	
74-6000085		(512) 974-3108	(512) 974-3122	
8. TYPE OF APPLICATION:		7. TYPE OF APPLICANT: (See back of form for Application Types)		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		C. Municipal		
If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		Other (specify)		
Other (specify)		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:		
TITLE (Name of Program): Community Development Block Grant		Housing rehabilitation, acquisition, economic development, public services, planning and administration of HUD programs.		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):				
Cities				
13. PROPOSED PROJECT		14. CONGRESSIONAL DISTRICTS OF:		
Start Date: 10/01/05	Ending Date: 09/30/06	a. Applicant 10 and 21	b. Project 10 and 21	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 8,476,947.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$.00	DATE:		
c. State	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$ 760,813.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$ 1,319,954.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$ 10,557,714.00			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix Mr.	First Name Michael	Middle Name		
Last Name McDonald	Suffix			
b. Title Acting Assistant City Manager	c. Telephone Number (give area code) (512) 974-2476			
d. Signature of Authorized Representative	e. Date Signed			

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 08-12-05	Applicant Identifier M-05-MC-48-0500
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier HOME Year 14

5. APPLICANT INFORMATION

Legal Name: City of Austin		Organizational Unit: Department: Neighborhood Housing and Community Development	
Organizational DUNS: 94-223-0764		Division:	
Address: Street: 1000 East 11th Street		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Austin		Prefix: Mr.	First Name: Paul
County: Travis		Middle Name	
State: Texas	Zip Code 78702-1907	Last Name Hilgers	
Country: USA		Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 74-6000085		Email: Paul.Hilgers@ci.austin.tx.us	
		Phone Number (give area code) (512) 974-3108	Fax Number (give area code) (512) 974-3122

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)
---	--

9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investments Partnerships Initiative	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Housing rehabilitation, home construction, down payment assistance, rental housing development, housing development by CHDOs, and administration of programs.
---	---

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities
--

13. PROPOSED PROJECT Start Date: 10/01/05 Ending Date: 09/30/06	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 21 b. Project 10 and 21
--	--

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$ 4,527,059.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other \$ 1,222,629.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$ 2,654,689.00	
g. TOTAL \$ 8,404,372.00	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr.	First Name Michael	Middle Name
Last Name McDonald		Suffix
b. Title Acting Assistant City Manager		c. Telephone Number (give area code) (512) 974-2476
d. Signature of Authorized Representative		e. Date Signed

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 08-12-05	Applicant Identifier S-05-MC-48-0500
		3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A
<input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier ESG

5. APPLICANT INFORMATION

Legal Name: City of Austin		Organizational Unit: Department: Neighborhood Housing and Community Development	
Organizational DUNS: 94-223-0764		Division:	
Address: Street: 1000 East 11th Street		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Austin		Prefix: Mr.	First Name: Paul
County: Travis		Middle Name	
State: Texas	Zip Code 78702-1907	Last Name Hilgers	
Country: USA		Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 74-6000085 </div>		Email: Paul.Hilgers@ci.austin.tx.us	Phone Number (give area code) (512) 974-3108
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)	
Other (specify)		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 14-231 </div>		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Provision of shelter and supportive services for homeless individuals and families, homeless prevention services, and planning and administration of HUD programs.	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 21	
13. PROPOSED PROJECT Start Date: 10/01/05		b. Project 10 and 21	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 327,973.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$.00	18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.	
g. TOTAL	\$ 327,973.00	a. Authorized Representative	
Prefix Mr.		First Name Michael	Middle Name
Last Name McDonald		Suffix	
b. Title Acting Assistant City Manager		c. Telephone Number (give area code) (512) 974-2476	
d. Signature of Authorized Representative		e. Date Signed	

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 08-12-05	Applicant Identifier TX 59 H05 FO49
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier HOPWA
5. APPLICANT INFORMATION			
Legal Name: City of Austin		Organizational Unit: Department: Neighborhood Housing and Community Development	
Organizational DUNS: 94-223-0764		Division:	
Address: Street: 1000 East 11th Street		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mr. First Name: Paul Middle Name:	
City: Austin		Last Name Hilgers	
County: Travis		Suffix:	
State: Texas	Zip Code 78702-1907	Email: Paul.Hilgers@ci.austin.tx.us	
Country: USA		Phone Number (give area code) (512) 974-3108	Fax Number (give area code) (512) 974-3122
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 74-6000085		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Housing Opportunities for People with AIDS 14-241		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Provision of rent, mortgage, utility assistance, supportive services, planning and administration of HUD programs.	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities			
13. PROPOSED PROJECT Start Date: 10/01/05 Ending Date: 09/30/06		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10 and 21 b. Project 10 and 21	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 931,000.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$.00		
g. TOTAL	\$ 931,000.00		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.		First Name Michael Middle Name	
Last Name McDonald		Suffix	
b. Title Acting Assistant City Manager		c. Telephone Number (give area code) (512) 974-2476	
d. Signature of Authorized Representative 		e. Date Signed	

APPENDIX II:

Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 8/10/05
Signature/Authorized Official Date

Acting Assistant City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

1000 East 11th Street

Travis County, Austin, Texas 78702

Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2005, 2006 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

 8/10/05
Signature/Authorized Official Date

Acting Assistant City Manager

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

 8/10/05
Signature/Authorized Official Date

Acting Assistant City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

8/10/05

Date

Acting Assistant City Manager

Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

 8/10/05
Signature/Authorized Official Date

Acting Assistant City Manager

Title

HOPWA Certifications

The HOPWA grantee certifies that:

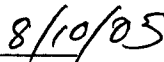
Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official



Date

Acting Assistant City Manager

Title

APPENDIX III:

Public Comments

Needs Assessment Comments

1. Needs Assessment Public Notice
2. City Council Public Hearing (April 7, 2005)
3. CDC Public Hearing (April 12, 2005)

Draft Action Plan Comments

4. Draft Action Plan Public Notice
5. CDC Public Hearing (May 10, 2005)
6. City Council Public Hearing (May 12, 2005)
7. Email Comments
8. CDC Citizen Communications (June 14, 2005)

2005-2006 Annual Action Plan

Appendix III: Public Comments

Public Notice: Needs Assessment

NOTICE OF PUBLIC HEARINGS ANNUAL ACTION PLAN FY 2005-2006

NOTE: This Notice appeared in the *Chronicle*, a large circulation newspaper; *El Mundo*, a Spanish language paper in Spanish; and in *The Villager*, an African-American paper. This notice was also distributed via email to stakeholders and housing service providers.

In order to receive certain grants from the U. S. Department of Housing and Urban Development (HUD), the City of Austin must submit annually an Action Plan that describes community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development and public services. The City has begun development of its Action Plan, 2005-06, which is due to HUD on August 15, 2005. In Fiscal Year 2005-06, the City of Austin expects to receive \$14.5 million through four HUD programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

As required by Chapter 373 of the Texas Local Government Code and the City's Citizen Participation Plan, the steps for public participation in the annual Action Plan are four public hearings before the City Council and the Community Development Commission (CDC) and a 30-day comment period on the draft Plan.

There will be two public hearings to receive citizen input on community needs and service gaps. All interested persons are invited to attend.

- Thursday, April 7 at 6:00 PM at the City Hall, City Council Chambers 301 W. Second St.
- Tuesday, April 12 at 6:30PM at, Neighborhood Housing and Community Development Office Street-Jones Building, 1000 E. 11th St., Room 400A

For more information, contact the Neighborhood Housing and Community Development Department (NHCD), Monday through Friday between 7:45 a.m. and 4:45 p.m. at 974-3100 (voice) or 974-3102 (TDD).

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 974-3102 (TDD) for assistance. For a sign language interpreter, please call 974-3100 at least 4-5 days in advance.

The City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs, and activities. Dolores Gonzalez has been designated as the City's ADA/Section 504 Coordinator. Her office is located at 505 Barton Springs Road, Suite 600. If you have any questions or complaints regarding your ADA/Section 504 rights, please call ADA/Section 504 Coordinator at 974-3256 (voice) or 974-2445 (TTY).

This publication is available in alternative formats. Please call 974-3100 (voice) or 974-3102 (TDD) for assistance.

2005-2006 Annual Action Plan

Appendix III: Public Comments

City Council Public Hearing April 7, 2005

Name, Organization	Summary of Public's Comments
Jennifer McPhail ADAPT of Texas	<p>Supports affordable accessible housing to people at 15 percent of median family income. Most of the people that ADAPT advocates for have nothing left over to pay for utilities and groceries after paying for rent. Advocates for deeper subsidies to help the very very low income.</p> <p>Also, she endorses accessibility laws and support the tenants council in their efforts to enforce disability rights. The majority of Tenants Council complaints are disability-based. Multifamily and single family units should be visitable. There are only 1000 projects that are visitable, and 10s of thousands of projects that are not visitable, which limits her being able to rent, visit her neighbors and visit her mother. ADAPT supports visitability requirements in the building code.</p>
Walter Moreau Foundation Communities	<p>Strongly encourages the City Council to support supportive housing. There is a tremendous need for housing with supportive services in Austin for the extremely low income. We have had great success at Garden Terrace. The average income gained is over \$5,000 for those residents. Create entry level supportive housing options if we want to get people off of the streets. Our organization is under contract to buy an extended stay hotel. Pretty quick conversion for supportive housing.</p>
Gene Craney Foundation Communities, Garden Terrace resident	<p>He lost most of his family in a series of five years and has been staying in homeless shelters. Recently, he went to the Austin Recovery Center provided by Caritas, and finally got into Garden Terrace. This has allowed him to be able to slowly start pulling his life together piece by piece and thanks everyone at Foundation Communities for giving him a second chance. He is getting his electrical license renewed and hopes to begin again.</p>
Darrel Walterman Foundation Communities	<p>He is 46 years old and in the early part of his life, while he had talents in leadership, he was suffered with a dysfunctional family, but he managed to escape alive. Later, serious mental health problems came along. After making the decision to seek help, he met a chain of angels that led him to Garden Terrace. He has helped to voice the quiet achievements of Garden Terrace, and encourages the Council to support changing more lives by supporting permanent supportive housing.</p>
Thomas Sneed Solid Rock Missionary Baptist Church	<p>Thanks the Council for support of the South West Key project and the impact it is about to have on the community. He is excited about Phase 2 of this project, which is a proposal of developing 53 one bedroom section 202 units for very low income senior housing which would be a fully accessible dependable apartment complex. There is a demonstrated need because elderly population in Austin continues to show a strong pattern of growth, and Lyons Garden is full and has a waiting list of over 60 people.</p>
Katherine Stark Austin Tenants Council	<p>Supports affordable housing and supportive housing. Supports targeting housing to below 50% Median Family Income. Austin Tenants Council receives CDBG and talks to over 11,000 tenants a year. Affordability is a key issue. Highest rental rates in state of Texas, and not the highest employment wages. Almost all 30% or below are cost-burdened (or spend over 30% of their income on housing.)</p>

2005-2006 Annual Action Plan

Appendix III: Public Comments

City Council Public Hearing April 7, 2005

Others who were listed in support, but did not speak

Gavino Fernandez

Kimberly Green

Veronica Delgado

Melany Chung

Christen Morris

Joe Remonte

Angel Mann

Oscar Ramirez

Casta Calveron

Susana Almanza

Johnny Townsend

Ishmael Ortiz

2005-2006 Annual Action Plan

Appendix III: Public Comments

Community Development Commission Public Hearing April 12, 2005

Name, Organization	Summary of Public's Comments
Jennifer Daughtrey Foundation Communities	Permanent supportive housing should be a top priority. Garden Terrace provides permanent housing with supportive services for homeless individuals. This model is critical in helping residents overcome barriers to stay housed. At Garden Terrace the waiting list is full, and 30 people are added each month. Approx 4000 individuals are homeless in Austin. These homeless people depend heavily on public services to survive which costs a lot of money for the City of Austin, however the cost of housing these individuals through supportive housing is less than what is spent per day on putting an individual in jail, prison, or a mental hospital. The City will spend \$375,000 a year on homelessness, while supportive housing costs no more than leaving someone homeless. Half of all Garden Terrace residents have increased incomes, increased independence, low turnover rate. Permanent supportive housing should be a top priority, and a more sustainable way to assist people who are homeless.
Darrel Waltermann Foundation Communities	He is 46 years old and in the early part of his life, while he had talents in leadership, he was suffered with a dysfunctional family, but he managed to escape alive. Later, serious mental health problems came along. After making the decision to seek help, he met a chain of angels that led him to Garden Terrace. He has helped to voice the quiet achievements of Garden Terrace, and encourages the Council to support changing more lives by supporting permanent supportive housing.
Valerie Romness and Brenda Curran The Advocate Newspaper (Homeless paper)	Works with Advocate Newspapers, and would like to have \$1000 to fund a quarterly forum (for food and newspaper advertising), in conjunction with the Advocate paper. Homeless people really benefit from opportunities to network with each other, and working with the newspaper, they can find out about employment opportunities. The Advocate is a good interim job to get them back into working communities, and many have moved into more stable jobs after working for the paper. We have become stable now that we are at the ARCH, but we need money for support of this community and the paper.
Oscar Ramirez East Austin Community Development Project	Director of Economic Development with SWKey. Thank you for support. SWKey breaking ground on project on April 23 rd . Here to speak about Phase 2. We asked the community about the various programs they wanted to provide opportunities for housing and low income seniors. Proposal for 54 development Section 202 housing for very low income housing for seniors. Lyons Garden is already full with a full waiting list of over 60 people. Want to encourage the City of Austin to support Rental Housing Development and Housing for Elderly persons as a priority. Section 202 application with HUD, and then, have to come before the city for gap financing of about \$500,000. October and November we will be hearing back from HUD about the Section 202 funding.
Sam Persley Austin Tenant's Council	Austin Tenants Council provides in-house counseling, repair mediations, presentations to schools and other organizations, newsletters, fair housing complaints with the city. The majority of the clients are satisfied with the services they receive. Mr. Persley encourages the CDC to support renters rights assistance program as a priority. Low-income citizens are most likely to have fair housing issues. Fair housing testing success is due in part to the good relationship with the City, is not typical in most communities,

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Community Development Commission Public Hearing April 12, 2005

	and benefits the citizens facing housing discrimination. Fair Housing agencies have had a 10 percent reduction in federal funding federally in the last year, and need support more than ever, with CDBG funding.
Juanita Spears Advocate (community member)	Ms. Spears is a resident of Thurman Heights and a long- standing resident of public housing that helped lead her to self-sufficiency and let her be a better parent and leader in community. As a minister, she now works with a lot of low-income people. She has found that there is a great need in the community for housing, particularly homeless housing. She says while the administration of public housing is well-run, there are many people she encounters who fall between the cracks because when they get partially through the admissions process, they are turned away when they have high electricity bills that are past due, that they can't afford to put on a payment plan. This disqualifies them, she says, and this is a barrier. She says, that if you aren't connected to some sort of agency you can't receive resources to meet that barrier.
Carnell Alberals Advocate	He is a single parent of three and virtually homeless, living with a friend temporarily. He says there needs to be more programs for single dads. He has been looking for quite a while for services, and can't find what he's looking for. He also said it was very difficult to find daycare, but was able to finally get something in place for his 10, 5, and 3 year olds.

Does not wish to speak.

Priscilla Tory

Not present.

Robert Thomas

WRITTEN COMMENTS ON THE NEEDS ASSESSMENT

April 7, 2005

Richard R. Troxell

House the Homeless

Thanks for the opportunity to share.

- 1) We need a comprehensive job program that pays living wages.
- 2) We need substance abuse treatment beds. (There are only two publicly funded beds for single homeless adults in Austin that are outside the Criminal Justice system.
- 3) We need another transitional housing program similar to garden Terrace. This provides Single Room Occupancy (SRO) residents with case management.
- 3) We need affordable SRO's-- ie cheap overnight lodging where working people can pay \$10 a night, secure their belongings, take a shower and go to work the next morning (without case management).

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Community Development Commission Public Hearing April 12, 2005

3) We need to expand the number of beds at the ARCH. (Between 30-50 people are being turned away nightly).

April 19, 2005

Karen Langley

Executive Director

Family Eldercare

Re: CDBG Supportive Housing Proposal

There is a need to provide service coordination and benefits counseling at Lyons Gardens. We are finding it difficult to get this service funded at Lyons Gardens and are requesting that the city please consider funding this service in next year's (this year's) CDBG contracts. We have currently raised money from private individuals to have a staff person at Lyons assisting with much needed services but money runs out this summer. We would like the city to consider funding this service for both Lyons Gardens and Oak Springs residents. I believe that one well trained bilingual Case Manager/Service Coordinator would be able to serve both low income senior housing communities. This would be an ideal collaboration. This service is critical to maintaining Lyons Gardens as a model supportive housing community. If it is not funded many of the residents could fall into neglect or will require moving into a higher level of care. Aging in place in the community is the preferred way of living. The Service coordinator function is the most important link to aging successfully in the community.

Please let me know if receiving funding for this is a possibility for the 2005/06 contract period. We could provide this service to both Lyons Gardens and Oak Springs senior housing communities for a \$50,000 contract. This could be added to Family Eldercare's contracted services.

If you have any questions please contact me (info below). Family Eldercare is committed to establishing a national model in serving low income elders with housing and support services. We intend to do that in a way that honors the dignity and independence of elders. We would very much appreciate the support and partnership with the city.

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Appendix III: Public Comments

Public Notice: Draft Action Plan - May 2005

CITY OF AUSTIN ANNUAL ACTION PLAN, 2005-06

NOTICE OF 30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARINGS

NOTE: This Notice appeared in the *Chronicle*, a large circulation newspaper; *El Mundo*, a Spanish language paper in Spanish; and in *The Villager*, an African-American paper. This notice was also distributed via email to stakeholders and housing service providers.

The City of Austin Neighborhood Housing and Community Development Department announces the 30-day public comment period and public hearings on to receive citizen comments to develop the City's (1) Draft annual Action Plan for Fiscal Year 2005-2006, related to allocation of the U.S. Department of Housing and Urban Development grant funds, (2) Community Development Fiscal Year 2005-2006 Program required by Texas Local Government Code Chapter 373, including proposed funding allocations, and (3) the application for \$3 million dollars from the U.S. Department of Housing and Urban Development Section 108 Loan Program.

The City of Austin has prepared a draft of its Action Plan for 2005-06. This Plan describes community needs, resources, and priorities for the City's housing and community development activities that are funded primarily with grants from the U.S. Department of Housing and Urban Development (HUD). The Action Plan is intended to outline how best to use limited public resources to increase the supply of decent, affordable, accessible housing; revitalize economically distressed neighborhoods; and expand economic opportunities. The Draft Plan includes funding recommendations for FY 2005-06. It reflects \$15 million in HUD funds and additional monies from General Revenue Fund and program income. HUD funds are provided through four grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The public hearing will also serve to receive comments on the application for \$3 million dollars from the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan Program. This program provides Community Development Block Grant (CDBG) entitlement cities, like Austin, the opportunity to provide for projects that are larger than a city's annual allocation of CDBG funds. The principal security for the loan guarantee will be a pledge by the City of Austin of our current and future CDBG funds. Additional security will also be required to assure repayment of guaranteed obligations, which will be decided on a case-by-case basis. If successful in receiving this loan, the City will utilize the funds for the Commercial Management Project under the Community and Economic Development Program. Specifically, the monies received would be used to provide a revolving loan pool which will assist small businesses that have been in existence for two years or more to expand their operations by providing gap financing for fixed assets in exchange for job creation.

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Public Notice: Draft Action Plan - May 2005

WRITTEN COMMENT PERIOD

Development of the Draft Action Plan 2005-06 involved participation by citizens, including: public input received by the Community Development Commission and City Council; written comments; meetings with stakeholders and community members involved in housing and community development. The process of public input continues with the release of the Draft Plan.

From May 9 to June 9, the Draft Action Plan 2005-06 may be viewed at:

1. Austin Central Public Library, 800 Guadalupe (Central)
2. East Austin Neighborhood Center, 211 Comal (East)
3. Housing Authority of the City of Austin, 1640-B East Second Street (Housing Authority)
4. Rosewood-Zaragoza Neighborhood Center, 2800 Webberville Road (East)
5. St. John's Neighborhood Center, 7500 Blessing (North East)
6. South Austin Neighborhood Center, 2508 Durwood (South)
7. Pleasant Hill Library Branch, 211 East William Cannon (South)
8. Austin Resource Center for the Homeless, 500 East 7th Street (Central)
9. AIDS Services of Austin, 7215 Cameron Road (North)
10. Neighborhood Housing and Community Development Department, 1000 East 11th Street, Suite 200 (East)

The public is encouraged to submit written comment, including their name, address, and phone number to:

Neighborhood Housing and Community Development Department

Attn: Planning

PO Box 1088

Austin, Texas 78767

All comments must be received at the NHCD office by 4:45 p.m. on June 9.

PUBLIC HEARINGS

The City of Austin will hold two public hearings to receive citizen comments on the Draft Action Plan 2005-06. All interested parties are invited to attend the hearings. The public hearings will be held at:

1. Community Development Commission

TUESDAY, May 10, 2005 6:30 p.m.

Street-Jones Building, 1000 East 11th Street, Suite 400

2. Austin City Council

THURSDAY, May 12, 2005, 6:00 p.m.

City Hall, City Council Chambers, 301 W. Second St.

(Please call to confirm time and locations.)

For more information concerning the Draft Action Plan and public hearings, NHCD staff may be reached at 974-3100 (voice) or 974-3102 (TDD) Monday through Friday 7:45 a.m. to 4:45 p.m.

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The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 974-3102 (TDD) for assistance. For a sign language interpreter, please call 974-3100 at least 4-5 days in advance.

The City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs, and activities. Dolores Gonzalez has been designated as the City's ADA/Section 504 Coordinator. Her office is located at **505 Barton Springs Road, Suite 600**. If you have any questions or complaints regarding your ADA/Section 504 rights, please call ADA/Section 504 Coordinator at 974-3256 (voice) or 974-2445 (TTY).

This publication is available in alternative formats. Please call 974-3100 (voice) or 974-3102 (TDD) for assistance.

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Community Development Commission Public Hearing May 10, 2005

Name, Organization	Summary of Public's Comments
Jay Felderman, Passages Program Project Coordinator	Tenant-Based Rental Assistance is a partnership between the Austin Housing Authority, City of Austin, Housing Trust Fund, and Salvation Army, to provide transitional housing to homeless families since 1998. In March 2005, 380 families stayed an average of 12-18 months using the TBRA program. There were 45 families in TBRA and 15 new Passages applications between October 2005 and September 2006. These families are provided case management, childcare, financial assistance, counseling, job readiness and life skills, transitional housing. Approximately 75% of these families apply for permanent housing, paying reduced rents and decreasing debt and increasing their income. The families have to be certified homeless, so majority of families enter emergency shelters and then, get referred through case management. TBRA asks for continued support from the City of Austin, CDC, and encourages the continued funding for TBRA at \$580,750 per year, to transitional housing to 50 families. In addition, the Passages program supports the implementation of 10-year Plan to End Chronic Homeless.

Rick Rivera, Family Connections Vice chair of Homeless Task Force	The Homeless Task Force opinion on shelter vs. transitional housing vs. permanent housing, is that the community has a need for permanent housing, particularly for 50-30% MFI. There are several families in danger of becoming homeless. We would recommend any City money that could possibly used for housing vouchers be set as a priority status. We are concerned with implementation of the 10-year Plan to End Chronic Homeless. Chronically homeless are homeless three or more times in past ten years, have been homeless continually for the past year, have a disability, are single individuals, and this doesn't even cover families, although the HTF recognizes that they have a need, too. The Plan approved by the City Council spells out a plan to address about 600 individuals who are chronically homeless, who currently are unable to access the wrap-around services they need to get out of homelessness, such as people experiencing mental health issues, depression to bipolar disorders, and those who needs substance abuse services. There is also serious lack of set-aside beds for homeless with substance abuse issues. Recently, the federal government said that communities need to establish a Plan, and now that the Plan has been completed, we need money to implement the Plan. We ask that you help us direct local funds money towards individuals extremely low income, at the same time without jeopardizing the funding for families at risk of homelessness, like child care and basic needs. We are also concerned with homeless prevention, we want to move from "managing homelessness, to ridding our community of homelessness."
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Sam Persley Austin Tenants Council	Mr. Persley observed that the Austin Tenants Council's funding (funding for Tenant's Rights Assistance) has been decreased by 5% in the draft Action Plan and was hopeful this was a mistake. He asked that the Commission support level funding or an increase for these services. He gave a number of statistics concerning the successful achievements of the ATC in obtaining repairs and other services for tenants, as well as clarifying their rights and responsibilities.
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Fred McGee, Concerned Resident of 78741	Mr. Magee said he did not see the link between public housing and NHCD in the Action Plan and said the funding source was the same so they should be included. He did not like the "N/A" associated with some of the charts regarding public housing nor did he agree with the concept of public housing as transitional housing. He questioned the lack
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Community Development Commission Public Hearing May 10, 2005

Small Business Owner	of focus on historic preservation in the plan and said it was a mistake not to include these efforts as part of an economic development strategy as well as an anti-gentrification strategy. He questioned funding for economic development. He asked why Santa Rita Courts, the oldest housing project in the US, did not have a sign to foster pride in its heritage among residents. He pointed out that \$4,000,000 was allocated to NCMP.
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Robert Lee Thomas - NFL – signed in, but was not there when called to speak.

Lourdes Zamarron – did not speak.

Veronica Delgado Savage – did not speak

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City Council Public Hearing May 12, 2005

Approximately 10 p.m.

David Davis Passages Program	We appreciate the City's and the Community Development Commission's support of the Passages program, a partnership with the Salvation Army. With the City's support of Tenant-Based Rental Assistance and collaboration with Austin Housing Authority, the Passages program has been able to help homeless individuals and help them stabilize enough to get permanent housing. The program provides case management services, subsidized child care, limited financial counseling, assistance, substance abuse counseling, mental health services, life skills, job readiness, referral for permanent housing. Typically every year, 75 TO 80% of the people who graduate out of this program do achieve and maintain permanent housing. I recommend that the Council continue to support implementation of the 10-Year Plan to End Chronic Homelessness in Austin.
Mitch Weyand CEO of LifeWorks Chair of the Homeless Task Force	<p>We thank Paul Hilgers and Neighborhood Housing for their efforts to coordinate their plan with the Homeless Task Force, and in addressing the needs of homeless individuals. We applaud their efforts to target housing towards the homeless, to people that are employed, and low income individuals. We are currently working on the Supportive Housing Program application which supports ten different programs which provides housing and services to the homeless. There are some efficiencies we may gain by coordinating our efforts, with the funds from NHCD, particularly CDBG. Recently we have received a cut in funding. Usually, we have had close to \$750,000 a year for permanent housing through Supportive Housing. Due to a policy change, there was a reduction of 50% of our pro rata share which decreased the amount to \$390,000, and it must be a two-year project. This limits the number of units that we can apply for. We are hoping to coordinate funds through CDBG and other dollars in the Plan to allow a provider to expand that program and to serve and create more units.</p> <p>Lastly, we have developed a 10-Year Plan to End Chronic Homelessness, and right now we are identifying resources to support it. There are two housing models presented in the plan: One is permanent housing, and the other is a rapid housing model. In the rapid housing model, the target is getting the homeless on the street rapidly move into a housing situation so a case manager can work with them immediately. We will also be talking to the County about the support for this, and would greatly appreciate any help from the City to implement this rapid housing model.</p>
Kathy Stark, Executive Director of the Austin Tenant's Council	We have been fortunate to receive Community Development Block Grant dollars for many years to fund and provide services to renters, to get emergency repairs done to their homes, so that our rental stock does not go substandard. We deal with health and safety issues, making sure the landlords take appropriate action and keep those properties up to code. We work closely with building inspection and with NHCD and the police department in their neighborhood sweeps. I urge you to put all the dollars you can towards housing, especially affordable housing and housing services. My program will receive a 5% cut unless something is done. As you know, the City of Austin has the highest percentage of renters in the state of Texas. Also coupled with that, we have the highest rental costs, so renters are really squeezed. So, I would appreciate any consideration to flat funding that you could reserve for my program.

Signed up to speak, but didn't stay until after 10 p.m.

Austin Dullnig

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City Council Public Hearing May 12, 2005

Veronica Delgado Savage

Peggy Williams

Larasha Smith

Angel Man

Marjorie Hoffman

Maria Percastegui

Casta Calderon

Priscilla Kong

Joe Remonte

Emanuel Aparicio

Daniel Trabeau

Oscar Ramirez

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Email Public Comments

June 08, 2005 3:09 PM

J. Oscar Ramirez

Director of Economic Development

East Austin Community Development Project

We are requesting that the City of Austin continue to support Rental Housing Development Assistance funds towards housing opportunities for low-income elderly persons. In particular, we support the plans for this type of housing proposed by Southwest Key Program. We also request that the City of Austin make it a priority to make funds available to assist developers during the first few years of their projects with gap funding for operating assistance funds as well as funds to supplement supportive services offered at these sites.

Wednesday, June 08, 2005 5:35 PM

David Mikeska

Program Coordinator

Department of School, Family and Community Education

Austin Independent School District

The Austin Independent School District has had a long collaborative relationship with the City of Austin in providing an English as a Second Language program at district schools in the evenings. The \$50,000 funding from Neighborhood Housing and Community Development made up more than half of the funding from the City for this program.

The current proposal to reduce CDBG funding from \$50,000 to \$20,000, a 67% reduction will have a drastic impact on the program. The ESL program will be reduced from 7 sites to 4 sites and the number of students to be served will be reduced from 600 to 420. In addition, staffing will be reduced by one part-time position.

Ms. Robinson-Greene, our program administrator states that it should be noted that the city demographer, in calculating population growth over the past five years projected that foreign born immigrants would represent thirty percent of that growth or approximately 24,000 new residents. This certainly supports the need for more rather than fewer ESL classes. We hope that there may be some additional funds found that will allow us to maintain our current level of ESL programming.

June 8, 2005

Bo McCarver, Ph.D., Chair

Blackland Community Development Corporation

General Comment

The document is less of a plan than a description of coping with the administration of categorical funding sources in the present political realities of Austin. It is void of any overarching strategies based on careful analysis but fraught with details of implementation, the

2005-2006 Annual Action Plan

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reasons for which remain largely disconnected or absent. As such, it lacks a holistic view, critical studies and creative solutions.

In the absence of rationale and meaningful background information, a reviewer must often speculate as to what ills are being addressed and why. The document often lacks logical flow from cause-to-effect-to-solution-to-implementation.

A major source of new approaches to some identified problems was contained in the recommendations of the Assessment of Impediments to Fair Housing (AI) study but those are frequently misrepresented or entirely omitted from the 2005-2006 plan. Examining those deviations from the AI reveals that the authors of the 2005-2006 plan have systematically avoided any assertive roles that would place the City in critical or oversight positions with private lenders and developers. As such, this plan fails to address major Fair Housing issues and should be entirely reworked.

Specific Comments

Plan Statement:

The Goals list “Expand Economic Opportunities” and goes on to list jobs for low-income people and making Austin a most livable city.”

Comments:

This goal is admirable but the plan focuses on categorical programs and does not address exercising the new, mixed-use zoning that has been extensively deployed along business corridors in the neighborhood plans.

The Blackland CDCs experience with NHCD in 2003- 2004 found that the City has no mechanism to develop housing and small businesses on mixed-use property. We were forced to choose between one use or the other on two mixed-use lots and went with housing for low-income families -- which meant that we forfeited considerable land value to obtain a HOME loan. NHCD and AHFC are not prepared to deal with mixed-use property.

We were also disappointed when we approached the Austin Housing Finance Corporation and Austin Metro and asked either to purchase a tax-sale, commercial property at 26th and Chicon for public uses in 2004. Neither department could find resources to pull the property off the county delinquent property sales list which could have been done by paying \$22,000 for delinquent taxes. Private investors purchased the property at auction for \$70,000 and it is now valued at three times that amount. It would have made a perfect “public space” as an entrance to the new restaurant district on Manor Road. Its potential uses were clearly described in the Upper Boggy Creek Neighborhood Plan. The opportunity was squandered in City bureaucracies that had no tools or motivation address the immediate situation. The property remains undeveloped in the hands of speculators.

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Despite lip-service to expanding economic opportunities, the city's departments are not coordinated or motivated to foster mixed-used development or other timely economic opportunities that develop at the neighborhood level. This plan does not address such administrative issues.

Plan Statement:

The charts on pages 1-3 and 1-5 rate transitional housing as a high priority yet no funds are allocated for developing new units. The chart on page 1-5 states "At this time, there are no programs that are strictly transitional."

Comment:

We are mystified by the statement and assume the writers meant that *this plan* recommends no transitional funding. The non-profits that offer transitional housing describe a severe shortage of units. Our Blackland CDC has to turn away 20 homeless families for every one it accepts. Throughout the plan there is reference to a "housing continuum," yet developing new units of transitional housing is left out of the plan.

Plan Statement:

Method for establishing Consolidated Plan 2004 – 2009 priorities p. 1-3

"(2) An independent consultant was hired to evaluate impediments to fair housing choice and evaluate the needs of special populations."

Comment:

A report by J-Qual & Associates was presented to the City in July of 2004 but contained so many grammatical and demographic errors that it was sent back to the authors for re-writing. Only three color copies were then made available to the City despite the inclusion of numerous maps, graphs and charts that could only be discerned in color. A corrected version with discernable graphics was not distributed until February, 2005. It is doubtful that the public had access to the impediments study. The findings and recommendation from the AI are misrepresented and only partially addressed in the 2005-2006 Plan.

Specific deletion and distortion problems of the impediments study in the 2005-2006 are:

Page 2-9, Impediment 1, "Lack of accessible housing to meet the needs of the disabled in Austin," the impediments study recommended that the "City should offer incentives to get private developers to plan their construction process in anticipation of future conversion for accessibility. 4 The 2005-2006 plan does not address the recommendation but says "See above." That column states that the city will consider adopting the 2003 International Building Codes but in no way addresses the recommendation from the impediments study. The City is apparently unwilling to communicate this need to developers.

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Page 2-9, Impediment 2, the section on “Lack of Affordable Housing,” the plan does not address a specific recommendation in the impediments study which said “increasing the density in census tracts that do not currently provide affordable housing for low income citizens helps deconcentrate pockets of low-income neighborhoods and create a more mixed-income market throughout Austin.”⁵ We can assume that the City is unwilling to press greater density on private developers in the outlying areas. As such, this plan perpetuates segregated housing.

The 2005-2006 plan makes a performance statement that says 65 (7 percent) of 869 projects built with CDBG and HOME funds were in census tracts that had no low-income households. That statement sidesteps the density recommendation -- and the 67 units generated are woefully inadequate to address the problem of deconcentration. Thousands of units for moderate and upper income households are being built annually in new, outlying developments. City is unwilling to foster low-income housing there. Once more, the City seems unwilling to implement any recommendations that might raise the ire of private developers.

Page 2-10, Impediment 3, Discrimination of minorities in the housing rental and sales markets.

The AI recommended that the City and the Tenant’s Council train and certify housing industry professionals who would then train members of the public to detect discrimination.

The response in the report details all the coordination among city commissions, boards and the Tenant’s Council but does not address the training and certification recommendation of the AI.

Page 2-10, Impediment 4, Misconception by property owners concerning family occupancy standards. The AI recommended that the quarterly housing testing report by the Tenant’s Council be published so that organizations, landlords, property managers and the City are aware of the problems in the rental housing market. The AI also recommends that the Tenants Council the Human Rights Commission work with the Apartment Association to provide training. The 2005-2006 plan does not address either recommendation but offers a passive “information sharing” approach that avoids any oversight role. Again, it appears as if the city is unwilling to confront private property owners.

Page 2-10, Impediment 5. Lack of accessibility or adaptability requirements in the current codes.

The AI recommends that the City adopt the International Building Code. It noted that just over half of the properties have come into compliance with the city’s voluntary compliance program. The response in the 2005-2006 plan is “See above,” which perhaps means the response several pages earlier that said the City is considering it.

Page 2-10, Impediment 6. Predatory lending practices. The AI recommends that “the Austin Housing Finance Corporation should work with area lenders to develop loan

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products that meets the needs of borrowers who are likely targets of predatory lenders, charge lower interest rates, and provide more assistance in the even the borrower is late with a payment.”⁶ The plan’s response avoids this recommendation completely and seems to focus on lenders rights, not loan products. If AHFC truly intends to work with lenders to provide these services, it should be clearly stated in the plan.

Page 2-11, Impediment 8. Redlining. The AI listed the following recommendation which is left out of the 2005-2006 report: “The HMDA Analysis included in this document should be distributed to lenders in Austin to highlight concerns and provide them with an overview of local lending activities.” This action would serve as a warning to those institutions that routinely redline borrowers. The 2005-2006 plan should respond to the AI recommendation.

Page 2-11, Impediment 9. Insufficient financial literacy education. The AI recommends that the City work with local school systems to institute a course that provides financial literacy for teenagers. The course would be designed with the assistance of local lenders. The 2005-2006 plan does not acknowledge this recommendation.

An entire section of the AI is not addressed in the 2005-2006 plan: Analysis of Impediments due to Plat Notes, Restrictive Covenants, and Minimum and Maximum Site Development Regulations. The eight-page section concludes by recommending that “The S.M.A.R.T. Housing program should seek to infuse affordable housing developments in areas like West Austin by encouraging mixed income neighborhoods and creating additional housing opportunities outside of typical low income neighborhoods.”⁷ The 2005-2006 plan should respond to this recommendation, particularly in light of the “shift in focus” below.

Plan Statement:

“Although no new housing programs are proposed, NHCD will shift its focus in two important ways. First, programs will serve lower income households than in the past due to changes in the market. Second, completed Neighborhood Plans will be used to generate support for affordable housing and increase successful neighborhood revitalization.” p. 1-4

Comment:

The neighborhood planning process is approximately half-completed and the initial planning areas were clustered in Central, East and Southeast Austin where census tracts have high concentrations of minority populations. Therefore, focusing on those completed neighborhood plans will eliminate approximately half the city and shift focus away from providing affordable housing in the newer, more affluent outlying and West Austin areas. While there is great need for improving access to housing in the areas where neighborhood plans have been developed, failure to pursue low-income housing in the remaining areas where neighborhood plans are not available will further segregate the city. A February 2004 study by Dr. Elizabeth Mueller demonstrated that if Austin had implemented an inclusionary housing program during the years 1992 – 2003 that required all new multifamily units provide 15 percent of the units to families below 80 percent MFI, 5,649 units would have

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been produced throughout the city – *all over the City to include West Austin*.¹ The study has been circulated among City Council members and City Staff but is conspicuously ignored. Initiatives to include low-income units in new, affluent developments invariably come from entities outside of NHCD. That department’s “SMART Housing Program has been dubbed nationally as an example of failed voluntary inclusionary housing with only 2 percent of its SMART housing units being affordable to persons earning below 40 percent MFI.”²

Furthermore, NHCD did not actively participate in creating the neighborhood plans but played a marginal, evaluation role in which they provided a critique of each plan. Suggestions such as creating new CHDOs, retaining existing housing for low income families or any of the recommendations from the AI did not occur. NHCD operates independent of the City’s Planning Department and their participation in the neighborhood planning process has been weak. To rely on those plans now, having been construed without presentation or consideration of viable housing options, is to cater to NIBMY prejudices in conservative neighborhoods and negate development of low-income housing in White Census tracts, a specific finding in the AI. By focusing on a half-finished neighborhood planning process, already flawed by weak input concerning development and preservation of low-income housing, the plan undermines the Fair Housing Act by reinforcing segregated housing.

By pursuing the segregating aspects of this plan, the City stands to further separate low-income families from jobs that develop in outlying communities. Austin’s ratings on job sprawl (62.4 percent) and Black spatial job mis-match (46.4 percent) does not compare well with national ratings. Extrapolated figures suggest that approximately half of Austin’s Black workers would have to be relocated near jobs, or the new job relocated to segregated areas, for Austin to reach parity. A housing policy such as this one that does not produce low income housing in developing communities will acerbate this problem.³

Plan Statement:

“The Community Housing Development Organization (CHDO) Capacity Building Program is designed to build the skills of non-profit housing organizations who receive HOME funding so they can provide housing for low income households.”

Comment:

This program focuses on improving the performance of *existing* CHDOs but does not address developing new CHDOs or the broader operations of neighborhood non-profits that provide services other than housing. Austin has done little to increase the number of neighborhood-based CHDOs since the mid-1980s; there should be dozens operating now. As mentioned earlier, NHCD does nothing to promote the start of neighborhood-based non-profits during the neighborhood planning process. That such an opportunity is squandered makes suspect the City’s true interest in community development.

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Plan Statement:

\$4.5 million dollars will be allocated for 52 new housing units in a single project in Anderson Hill.

Comment:

Depending on the specific marketing and length of affordability, the Anderson Hill Project is probably worthwhile but it appears as if the City is tying-up considerable funds that could be used by other housing projects for low-income families.

The Blackland CDC has had dialog for the past year with NHCD staff concerning an infill project for four vacant lots that will produce at least eight houses for transitional and other low-income households. There is no acknowledgement, however, in the 2005-2006 plan of that potential development which, because of the energy-efficiency desired, would be similar to the failed Montopolis project. Given this experience and other signals from NHCD, the Blackland CDC has concluded that NHCD is not interested in small infill projects and no longer consider them a viable source for development of new housing. In view of the weak interest by NHCD, the Blackland CDC has adopted an incremental approach to infilling the lots and will patch together small grants and volunteer labor to acquire, relocate and remodel houses for low income households. This policy was adopted in part because a previous infill project for nine units of housing, partially funded by AHFC, requires high debt service that pressures the non-profit to seek rental income greater than that affordable by low-income households. The CDC is forced to gentrify in order to service the debt. The Blackland CDC has been marginally successful in renting several of the units to households with Section 8 vouchers, thus servicing the debt. A reduction in Section 8 program would force the non-profit to consider bankruptcy. In the interest of its low income residents, the Blackland CDC is highly reluctant to pursue similar funding for additional projects.

NHCD has been very supportive of lead-abatement and rehabilitation of existing housing in Blackland and that support has been vital to the continuance of the transitional housing program.

Plan Statement:

Pages III-3-4, Affirmative Action and Minority Outreach. The plan says that in order to reduce foreclosure rates, lending criteria will be established as well as other services for home buyers.

Comment:

Nothing is said about how the criteria are to be distributed or to whom. The entire section contains no specific actions to be taken but does present some good concepts. The section is vague and suggests no interaction with lending institutions as recommended in earlier AI recommendations concerning redlining.

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A natural place for disseminating much of information to consumers would be in the neighborhood planning process. If NHCD is serious about focusing their efforts on neighborhood plans, it should rework the 2005-2006 plan in light of the AI recommendations and better prepare to participate in the grassroots planning process.

References

1. Mueller, Elizabeth “Potential Impact of Inclusionary Zoning on the Supply and Location of Housing in Austin, Texas, 1992 – 2003,” University of Texas School of Architecture, Feb. 2004.
2. Brunick, Nick; et. al. “Volunteer or Mandatory Housing? Business and Professional People for the Public Interest,” Nov. 2003.
3. Stoll, Michael A “Job Sprawl and the Spatial Mismatch between Blacks and Jobs,” Brookings Institute, Feb. 2005.
4. “Analysis of Impediments to Fair Housing,” City of Austin, February 2005, p. 141.
5. Ibid. p. 143.
6. Ibid, p. 149.
7. Ibid, p 163.

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May 9, 2005
Stephanie Thomas
ADAPT of Texas

The biggest issue facing Austinites, and especially those with disabilities, that is related to this plan is the issue of affordability of housing. And let us be completely clear. We are talking about affordability for people with incomes at 30% and at 15% AND BELOW of median family income.

AFFORDABILITY

Austin needs to create more housing at this level of affordability. Right now way too much effort is concentrated at higher income levels. Such a change will – in all likelihood – mean deeper subsidies for builders of this kind of housing, and a much long linkage of commitment to keeping that housing affordable for longer periods of time.

Even very affordable housing is becoming unaffordable. At the same time the commitments to low income affordability that were made in exchange for funding 25 –30 years ago are ending, and it is the rare owner who keeps the building REALLY affordable. Public housing is working toward taking more and more higher income people, people who work, etc. so that there are even fewer of these units available to very low income people. Section 8 vouchers are under attack at the federal level and are slated to be further limited in total number, in addition to being available for higher incomes, homeownership and a variety of other things that will spread the too small pool even more thin.

AUSTIN NEEDS TO CREATE MORE REALLY AFFORDABLE HOUSING FOR VERY LOW INCOME PEOPLE!!!!

People on SSI have incomes of about \$570 per month or \$6840 per year, less than half Austin MFI. Even if you spend ALL your money on housing you can't afford most "affordable" housing. Attendants and others who directly help people with disabilities make about \$6 to \$8 per hour (less than many fast food jobs) that is \$12,480-\$16,640 per year, roughly 30% of MFI. These people need places to live.

AUSTIN NEEDS TO CREATE MORE REALLY AFFORDABLE HOUSING FOR VERY LOW INCOME PEOPLE!!!!

Working with employers is OK but it will not address the needs of the lowest income Austinites.

The City should support inclusionary zoning and build up the Affordable Housing Trust Fund.

ACCESSIBILITY

ADAPT celebrates the recommendations in the Consolidated Plan regarding bringing Austin's access multifamily standards in line with the federal Fair Housing standards, by

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adopting the 2003 International Building Code. We wholeheartedly commend NHCD and the CBC for this and urge the Council to support this as well. NHCD should work to further this goal as should the Watershed Development and Development Review and any other appropriate departments.

SMART housing has worked hard to address accessibility but the City should work to assure that other programs are as aggressive in including and enforcing this important component of adequacy in housing.

In addition, ADAPT believes the City should explore including Visitability standards in the building code for ALL single family, duplex and triplex housing, not just those built with city assistance – as is currently required. It does not make sense to us to ask those building the housing with the least profit margin to meet higher standards than everyone else, especially since everyone can benefit from these most modest requirements. NHCD should work to further this goal.

In fact the whole Fair Housing Section of Section 2 of the plan is full of excellent observations and recommendations regarding disability related issues. Staff and Commissioners should be commended for the improvements in addressing disability issues between this Con Plan and the last one!

Architectural Barrier Removal is a critical program and needs continued support, but NHCD should work to better meet the goals (last year 100 units under goals) in the next 5 years, and work to better equalize access by homeowners (who currently dominate) versus renters.

Accessible housing referral is an important service that should be maintained by the city and better publicized. Working with private developers is an excellent suggestion which we also support and would be happy to help with.

ENFORCEMENT

Enforcement against housing discrimination is critical still. Austin Tenants Council still finds over 50% of their complaints are disability related. This important work must continue. Outreach is also important so people will know their rights and resources available.

Enforcement of access requirements remains necessary still. The testing and review that NHCD contracts for continues to find problems in city funded projects that would not be corrected if not for these efforts. Privately funded housing in Austin is becoming even worse about compliance, and this may need work from the city as well, hence the importance of the building code changes too!

INTEGRATION

The City should not put money into disability segregated housing. The city should adopt an integrated housing policy similar to the state's policy. Housing that segregates people based

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on disability should not be accepted, much less encouraged by the policies, procedures and funding of the City or any other governmental agency or even private entities.

One final comment, Austin has many groovy development ideas. Each needs to be strongly scrutinized for it's effect on the disability population in Austin. The Mueller development is a classic example of completely ignoring the disability community, and it is something that should not be repeated. NHCD was instrumental in trying to fix this problem.

Thank you for the opportunity to comment!

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June 9, 2005
Walter Moreau
Foundation Communities

Thank you for the opportunity to comment on the draft 2005-2006 Action Plan. Overall we believe that this is a strong plan, however we would like to make three constructive comments:

1) PRIORITIZE FUNDING FOR PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing provides a real solution to reduce the number of homeless individuals and families in our community. This type of housing requires public investment to succeed.

We greatly appreciate the City of Austin's leadership and investment in making Garden Terrace a reality in the Fall of 2003. Since that time, this 85 unit community has been a supportive home for many individuals that were formerly homeless. We've maintained a waiting list that has at times exceeded 200 individuals. The need for permanent supportive housing is substantial.

Please consider setting aside or prioritizing several million dollars to create new permanent supportive housing communities in Austin.

2) FIND AN ALTERNATIVE FUNDING TOOL FOR INTERIM LENDING ACTIVITIES

The Action Plan budgets \$5.58 million, mostly from HOME and CDBG sources, for 'Homeownership Development'. Most of these funds are loaned on a short term basis to small builders or used internally by the City to develop affordable single family homes. Because these funds are repaid and "revolve", it may be preferable to tap alternate sources of funds for this activity, rather than use scarce HOME and CDBG dollars which can be used as subsidy funds. If the City can tap other internal capital funds, borrow or leverage private funds, or create some type of loan guarantee for small builders, then millions of HOME and CDBG dollars could be freed up to invest in other priorities.

3) ONLY USE SECTION 108 FUNDS FOR NEW PROJECTS IF REPAYMENT FROM PROJECT INCOME IS CERTAIN

The Action Plan budgets \$4.3 million in Section 108 funds for the Neighborhood Commercial Management Program. If this program is not successful and cannot repay these funds, then the City of Austin must take \$4.3 million of CDBG dollars from future budgets to make good on the HUD Section 108 loan. As a matter of policy I believe the City of Austin should not use any more Section 108 funds unless repayment of these funds by the project is certain.

Thank you for the opportunity to provide these comments.

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Heather K. Way
Attorney at Law

I am writing to provide comments on the City of Austin's Draft 2005-2006 Housing Action Plan. I have the following concerns, suggestions, and questions regarding the plan:

(1) Provide More Dedicated Funds for Permanent Supportive Housing for Extremely Low Income Families

The greatest housing need in our city is for more permanent supportive housing opportunities for individuals and families earning less than 30% MFI. Very few units are built in our community on an annual basis for households at this income level (especially families), in spite of the enormous demand and need for this housing. I recommend the annual plan include a specific line item of at least \$3 million in gap financing (grants or 0% interest forgivable loans) for permanent supportive rental housing for households earning less than 30% MFI.

(2) Use More Funding for Gap Subsidies Instead of Interim Financing

The Consolidated Plan proposes the allocation of \$5.6 million for the development of only 45 houses for first-time homeowners (\$125,000 a house). Most of this funding will presumably be used for interim financing. I believe that our city should not be tying up scarce federal funds for interim financing to acquire and develop housing units. Instead, we should be dedicating the scarce federal funds for the gap subsidy component of a development—these are dollars that are very hard to come by from other sources and make or break a nonprofit housing deal. There are other inexpensive private and nonprofit financing tools available for most interim financing of viable projects. The city can also get more immediate bang for its buck and serve more lower income families by dedicating these resources for the larger gap subsidies that are needed to serve families in the lower income brackets.

(3) Include City Surplus “TIF” funding in the Annual Plan

The Consolidated Plan fails to account for the allocation of dollars from the city's “surplus TIF” fund. The designation of 40% of certain property tax revenue for housing affordability was adopted by the City Council by Resolution 000907-72 on September 7, 2000. These funds appear to be unaccounted for in the annual plan (or at least I could not locate them), despite the fact that other city dollars such as the housing trust fund and housing CIP funds are accounted for in the plan. Because these dollars are reserved for affordable housing, there needs to be a public accounting of how these dollars have been spent and how the city is planning to spend these funds in the next fiscal year. The Annual Plan is the appropriate place to account and plan for these and all other housing and community development funds. I also have several questions regarding this funding source:

- a. How have these funds been spent to date and what is the plan for the expenditure of these funds in 2005-2006?
- b. What former city surplus properties are currently designated under this policy?
- c. How is the Mueller surplus TIF money being spent and what is the plan for the

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expenditure of these funds?

- d. How much are these properties generating annually for affordable housing? How much are they anticipated to generate annually for affordable housing?
- e. Because there is no designated time limit on the policy, does the policy have to be renewed via resolution on an annual basis or be included as part of the annual city budget?

(4) **Limit Use of Section 108 Funds**

The Annual Plan proposes to use additional CDBG dollars for Section 108 Loans. The city's current debt servicing of Section 108 loans appears to be roughly two million dollars per year in CDBG funds. That means the City is tying up future CDBG dollars of at least two millions dollars a year services these loans. Any new expenditure of Section 108 funds should be scrutinized very closely to ensure that the City grants Section 108 loans only to projects that are going to be paid off. The City should not be dedicating any more additional future CDBG funds to repay these loans.

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June 9, 2005

Mark C. Rogers

Guadalupe Neighborhood Development Corporation

To Whom it May Concern:

I am writing to provide comments on the City of Austin's Draft 2005-2006 Housing Action Plan. I have the following concerns, suggestions, and questions regarding the plan:

(1) Provide More Dedicated Funds for Non-profit owned (Permanent) Rental Housing for Extremely Low Income Families

The greatest housing need in our city is for more permanently affordable rental housing for individuals and families earning less than 50% MFI. Very few units are built in our community on an annual basis for households at this income level (especially families), in spite of the enormous demand and need. The annual plan should include a line item of at least \$3 million in gap financing (grants or 0% interest forgivable loans) for permanent supportive rental housing for households earning less than 50% MFI.

(2) Use More Funding for Gap Subsidies Instead of Interim Financing

The Consolidated Plan proposes the allocation of \$5.6 million for the development of only 45 houses for first-time homeowners (\$125,000 a house). Most of this funding will presumably be used for interim financing. Our city should take every effort to avoid tying up precious (and perhaps vanishing) federal funds for interim financing to acquire and develop housing units. Instead, the scarce federal funds should be targeted for the gap-financing component of a development. This is what those dollars are most effectively used for, and are nearly impossible to secure from other sources. There are many other inexpensive private and nonprofit financing tools available for most interim financing of viable projects. The city can also get more immediate bang for its buck and serve even lower income families by dedicating these resources for the larger gap subsidies that are needed to serve families in the lower income brackets.

(3) Include City Surplus "TIF" funding in the Annual Plan

The Consolidated Plan fails to account for the allocation of dollars from the city's "surplus TIF" fund. The designation of 40% of certain property tax revenue for housing affordability was adopted by the City Council by Resolution 000907-72 on September 7, 2000. These funds appear to be unaccounted for in the annual plan (or at least I could not locate them), despite the fact that other city dollars such as the housing trust fund and housing CIP funds are accounted for in the plan. Because these dollars are reserved for affordable housing, there needs to be a public accounting of how these dollars have been spent and how the city is planning to spend these funds in the next fiscal year. The Annual Plan is the appropriate place to account and plan for these and all other housing and community development funds. I also have several questions regarding this funding source:

- a. How have these funds been spent to date and what is the plan for the expenditure of these funds in 2005-2006?

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- b. What former city surplus properties are currently designated under this policy?
- c. How is the Mueller surplus TIF money being spent and what is the plan for the expenditure of these funds?
- d. How much are these properties generating annually for affordable housing? How much are they anticipated to generate annually for affordable housing?
- e. Because there is no designated time limit on the policy, does the policy have to be renewed via resolution on an annual basis or be included as part of the annual city budget?

(4) **Limit Use of Section 108 Funds**

The Annual Plan proposes to use additional CDBG dollars for Section 108 Loans. The city's current debt servicing of Section 108 loans appears to be roughly two million dollars per year in CDBG funds. That means the City is tying up future CDBG dollars of at least two millions dollars a year services these loans. Any new expenditure of Section 108 funds should be scrutinized very closely to ensure that the City grants Section 108 loans only to projects that are going to be paid off. The City should not be dedicating any more additional future CDBG funds to repay these loans.

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Appendix III: Public Comments

Community Development Commission Citizen Communications June 14, 2005

Name, Organization	Summary of Public's Comments
Walter Moreau Foundation Communities	<p>Have already submitted written comments regarding the Action Plan. I have three constructive comments. 1) Encourage the support of permanent housing for families who are homeless and extremely low income. There needs to be some emphasis or priority for permanent supportive housing solutions for homeless because it works. The city deserves a lot of credit for making it happen.</p> <p>2) With single family projects, explore how these projects are used on a revolving loan basis. Perhaps other funds could be used on these projects, like private funding, city capital, other lenders who do single family housing. It would mean several million dollars for gap subsidies piece.</p> <p>3) Regarding the proposal to use several million in section 108 funds for NCMP. As a matter of policy, the City should not do any more section 108 loans, unless we are very sure that program income will be generated to pay it back, because if not, you are guaranteeing that we will use CDBG dollars on future loan paybacks. There could be other funding used to fund that program and to leverage it.</p> <p>Its tricky to work with federal funds, but there are some potential opportunities.</p>
Ofelia Zapata	<p>Co Chair with Austin Interfaith. Regarding affordable housing 1) the Housing Trust Fund needs to increase to 3 million dollars by combining the discretionary dollars into this. We would be willing to help disperse those dollars. Families at 50 to 80 income, getting higher percent of dollars for affordable housing versus the 30-50. We should change this to give to families with higher needs.</p> <p>We received a large cut for English as a Second Language program. The community needs this service clearly. The ESL program is a collaboration with the school district and Austin Community College, and directly responds to the community need. It has had the highest retention of students who finished the ESL program.</p>
Yadira Santos	<p>I am from Nicaragua and went to the ESL class because I need to work and I need English for a better job, and I promised my son. He has lived for ten months here, and he needs help in homework and I need to be able to help him. Parents need to be able to help their children with their homework and get a good job for them.</p>
Felix Hernandez	<p>I moved here from Guatemala. It is important to be able to speak English so I can communicate with my customers. My plan was to go to ACC, because its not the same to learn English from the street, rather than at school. Hundreds of people need this program to help them. I've tried before several times and this program gives me the support I need. We need to learn English to live.</p>

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Community Development Commission Citizen Communications June 14, 2005

Jose Zavala	I am here because I am a student of ESL, taking classes for five years. These classes made a big difference in my life, and the first year couldn't speak at all. I looked for places to learn, and couldn't afford it, but this program was helpful. Now, I have a better job, and for last three years I have been able to run my own business and be a more productive member of society. I encourage you from the bottom of my heart to not cut this program. It has helped a lot of people.
Carolina Rodriguez	I came from Mexico. I want to learn more English and I only have five months in this school. My daughter attends school, and I can't help her since she sends papers home in English. I need a job, and I need more English to get a job. This program is important for many people. I finished high school in my country, and it's important for me to go to college. It's necessary for me to speak and write.
Diego Galindo	I come from Mexico and have lived here for two years. I want to learn English to help other people and educate myself about the history of the United States, like the way I know the history of Mexico. Please help this program.
Martha Lopez	I'm a single parent, with three kids, two grown so I have only one at home. I am here because of the program. I need to learn more English. I worked for this company, and they laid me off because I hurt my ankle, and it is hard to get new job. I went to the Workforce Commission, and they told me about this ESL program. I go to the Bedicheck School for a few years, and I got another job at the Lighthouse for the Blind, and then, found another job with home health care, and that's why I need to speak more English because of my work. Please don't take away this program.
Dan Wosheh	I am from Monterrey, Mexico. These classes are the only reasons I am speaking English now. I have friends that went to these classes. I am a painter and now I work for myself, and you don't have any idea how many people you help with these classes, and I want to say thank you for that, and we really need to tell you we need these programs.
Debra Cae Project supervisor for AISD ESL	On behalf of an individual with knowledge of this program, I am here to tell you more about it. There are seven different campus sites to serve the needs of immigrants to find employment, to help their children, to help them become better community members, and the majority have incomes below 80%. Funded through the General Fund, CDBG and Travis County, we use the money to provide 100 hours for individuals, \$148 per person per year. It's a highly cost-effective program. We would be eliminating classes at three sites and serving 400 less students this year. City demographer shows many new immigrants coming to Austin. And while there are other programs that serve this

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**Community Development Commission Citizen
Communications June 14, 2005**

	<p>population, none of them will increase services, so there will be an increase in need, with a decrease in funding. We are solely dependent on grant funding, ACC grants for subcontractors and federally- funded English language civics program. The program started in 1996, currently serves 1300 people and has increased dramatically over the years. We restructure every year to serve the different needs in the communities. Three of the seven sites cut will be hard for people to redo their transportation to help out. We have open registration, we only give out services to the first come first serve, and have a waiting list. These free programs are very critical and we urge you to not cut funding.</p>
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APPENDIX IV:

Monitoring Plan

City of Austin Monitoring Plan

The City of Austin's monitoring plan outlines the processes used to monitor compliance with federal, state and local requirements of assisted programs and project activities. Four monitoring processes are outlined in this section. The first addresses monitoring active contracts; the second addresses monitoring projects with an affordability period, or long-term monitoring requirements; the third addresses monitoring compliance with the City's Section 3 Plan; and the fourth describes performance measurement tracking and reporting.

The goal of the City of Austin's monitoring process is to assess sub-recipient/contractor performance in the areas of program, financial and administrative compliance with federal, state and municipal regulations and current program guidelines. Under this plan, all programs and project activities are monitored annually through one or more of the following components.

I. ACTIVE CONTRACTS

Prior to executing any agreement or obligation, monitoring takes the form of a compliance review. Verification is obtained to ensure that the proposed activity to be funded has received the proper authorization through venues such as the annual Action Plan, environmental review and fund release, and identification in the IDIS system. Funded activities generally are recognized in form of internal or external projects.

Internal Projects. For internal activities implemented by the City staff, compliance begins with written program guidelines, documentation and tracking mechanisms that will be used to demonstrate compliance with applicable federal, state and local requirements.

External Projects. For project activities implemented through external programs or third party contracts with non-profit, for-profit and community-based organizations, contract compliance may include:

- Development of a comprehensive Notice Of Fund Availability (NOFA)/Request For Proposals (RFP) which details performance, financial and regulatory responsibilities;
- Review and execution of a contract that includes, at a minimum, meeting the national objective, performance measures, a spending plan, a performance plan, a reporting format, reporting timelines, a budget and all applicable regulations referenced; and
- Subsequent verification of performance through desk, file, and/or on-site review.

Whether for internal or external projects, monitoring/compliance activities may include, but may not be limited to the following:

1. **Compliance Review prior to obligation of funds.** Prior to entering into any agreement or obligation of entitlement funds, the City conducts a compliance review to verify that the program activity has been duly authorized. The compliance review consists of:
 - Verification that the program activity has been approved as part of the Action Plan for the specified funding source and year;

City of Austin Monitoring Plan

- Confirmation of the availability of applicable funds for the specific activity;
- Verification that the activity has received an environmental review and fund release;
- Verification that the activity has been set up and identified in the Integrated Disbursement Information System (IDIS); and
- Confirmation that the scope of work defined in the contract has adequately addressed performance, financial and tracking responsibilities necessary to report and document accomplishments.

After this information has been verified, staff may proceed to obtain authorization and utilize entitlement funds for the activity.

2. **Administrative Desk Audit.** Before processing an invoice for payment, staff reviews the information to be sure that the item or service is an eligible expense and it is part of the contract budget. Staff also reviews performance reports and supporting documentation submitted with invoices to ensure that the contractor is performing in accordance with the terms of the current contract, any amendments, and the scope of work. The contractor's insurance certificate is also reviewed regularly to ensure that it is still in effect. This level of monitoring is performed on an ongoing basis throughout the duration of the contract and is documented through the use of an Administrative Desk Audit Review (ADA).

Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify problems early and facilitate corrections or improvements. Should staff identify problems, he/she will work with the contractor to provide the necessary technical assistance to reach resolution. However, if no resolution of identified problems occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, staff has the authority to suspend further payments to the contractor until such time that issues have been satisfactorily resolved.

3. **Records Audit.** The review at this level includes a review of all file documents as needed. A file checklist is used to determine if the required documents are present. Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify problems early and facilitate corrections or improvements. Should staff identify problems, he/she will work with the contractor to provide the necessary technical assistance to reach resolution. However, if no resolution of identified problems occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, staff has the authority to suspend further payments to the contractor until such time that issues have been satisfactorily resolved.
4. **Selected On-Site Monitoring.** An internally conducted risk assessment, will be used to determine the number of site reviews to be conducted. Based on the results of the risk assessment, a selected number of projects may have an on-site review conducted. The performance of contractors is reviewed for compliance with the program guidelines and the terms and conditions of the contract. In particular, staff verifies program administration and regulatory compliance in the following areas:
 - Performance (*e.g.* meeting a national objective, conducting eligible activities, achieving contract objectives, performing scope of work activities, maintaining contract schedule, abiding by the contract budget);

City of Austin Monitoring Plan

- General management practices;
- Financial management practices (*e.g.* utilizing an accounting system, establishing and abiding by internal controls);
- Record keeping/reporting practices;
- Compliance with applicable anti-discrimination and accessibility regulations and ordinances (*e.g.* ADA, Section 504 of the Rehabilitation Act, Fair Housing Act, Visitability Ordinance; and

Additional activity-specific reviews (*e.g.* housing rehabilitation, economic development, public facilities, acquisition, disposition) may include the following activities:

- In-house preparation or desk audit-review of all contract files
- On-site visit at the physical address of the contractor to review all contractor files

There will be follow-up, as necessary, to ascertain regulatory and program administration compliance.

5. **Project Closeout.** Once a project activity has been completed and all eligible project funds expended, the staff may require the contractor to submit a project closeout package. The project closeout will provide documentation to confirm whether the contractor was successful in completing all performance and financial objectives of the contractor. Staff will review and ask the contractor, if necessary, to reconcile any conflicting information previously submitted. The project closeout will constitute the final report for the project. Successful completion of a project means that all project activities, requirements, and responsibilities of the contractor have been adequately addressed and completed.

II. ON-GOING MONITORING

As a condition to providing federal funds involving housing or real property, HUD and the City may require extended periods of obligation beyond the initial performance objectives of a project in order to justify the amount of funding provided. These extended periods of obligation, also known as affordability periods, may last 20 years or longer. On-Going Monitoring (OGM) is the function to monitor compliance with these long-term obligations secured through the use of restrictive covenants, real estate deeds of trust and notes. OGM is responsible for determining if long-term compliance obligations are continuing to be met. Staff verifies that beneficiaries of the City-funded programs adhere to the terms and conditions of their agreements throughout the terms of their loan agreements. As non-compliant projects are identified, staff provides technical assistance to beneficiaries to facilitate compliance with applicable federal, state and local requirements. This type of monitoring is an important decision-making tool in evaluating and demonstrating program success/performance. I

On-going monitoring activities include the following:

1. Desk Review

There are two forms a desk review may take:

- i. Online research of property ownership, tax and other public records; and

City of Austin Monitoring Plan

- ii. Review of compliance reports provided by beneficiaries such as performance and/or occupancy reports, income verifications, property inspection reports, and financial audits.

2. Site Review

Based upon a risk assessment of each property, staff may conduct site visits to inspect the property, confirm information provided by beneficiaries, and/or determine the adequacy of on-site records.

3. Corrective Action Enforcement

Beneficiaries are notified in writing regarding any compliance deficiencies, corrective action needed and a deadline for responding. Technical assistance is provided to facilitate correction of deficiencies and to help beneficiaries understand the requirements and conditions set forth in their respective lien documents.

4. Technical Assistance

Technical assistance will be provided to cure deficiencies and insure the beneficiaries know and understand the requirements and conditions set forth in their respective lien documents.

III. SECTION 3: Increasing Employment Opportunities for Low income Residents

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) (Section 3) requires the City of Austin to ensure that employment and other economic and business opportunities generated by the Department of Housing and Urban Development (HUD) financial assistance, to the greatest extent feasible, are directed to public housing residents and other low-income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low- and very-low income persons.

Section 3 Policy Statement

It is the policy of the Neighborhood Housing and Community Development (NHCD) Office of the City of Austin to require its subrecipients and contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status and to take affirmative action to ensure that both job applicants and existing employees are given fair and equal treatment.

NHCD implements this policy through the awarding of federally assisted contracts to contractors, vendors, and suppliers that may include construction related activities. To the greatest extent feasible, the Section 3 policy is designed to help create employment and business opportunities in construction related activities for Section 3 residents of the City and other qualified low- and very low-income persons residing in project areas.

It is anticipated that the policy may result in a reasonable level of success in the recruitment, employment, and utilization of Section 3 residents and other eligible persons and business by Section 3 contractors working on construction related contracts partially or wholly funded with the United States Department of Housing and Urban Development (HUD) monies. Prior to acting on any proposed contract award, NHCD and its subrecipients shall examine and consider a contractor's or vendor's potential for success not only in the cost for services, but also by its stated efforts to provide employment and business opportunities to Section 3 residents should employment opportunities arise.

City of Austin Monitoring Plan

during the course of the funded construction related activity. NHCD and its subrecipients may provide extra consideration to contractors and vendors making efforts to meet or exceed established Section 3 policy employment goals in the award of these contracts.

Monitoring Compliance with the Section 3 Plan

NHCD, in conjunction with other appropriate City Departments, will develop a Section 3 Action Plan to identify the goals, objectives, and actions that will be implemented to ensure compliance with the requirements of Section 3. NHCD will identify these goals and objectives in its contracts and agreements and will monitor and track the efforts of contractors and vendors to comply with Section 3 requirements. NHCD will provide an annual report to HUD that will identify the efforts made in increasing employment opportunities in construction related activities to Section 3 residents and businesses.

IV. PERFORMANCE MEASUREMENT TRACKING AND REPORTING

The recent HUD NOTICE CPD-03-09 encourages State and Local entitlements to develop Performance Measurement Systems for Community Planning. In FY 1998-99, the City of Austin began implementing performance measure tracking and reporting. Each department was required to submit performance measures for tracking and reporting. These measures were mostly output and efficiency measures, i.e. units produced and cost per unit.

Beginning in FY 2004-05, NHCD will add a new outcome measure to track the impact of the clients served with the greater community. Every year the City sends a customer survey to a random sample of Austin residents. One of the questions asked is: "What is your overall satisfaction of the availability of affordable housing for low/moderate income families?" The five selectable responses are: 1) very low, 2) somewhat low, 3) no opinion, 4) somewhat high, and 5) very high.

In addition to this information on a city-wide basis, NHCD will also provide a survey to recent clients served and ask the same question. These responses will be tabulated and compared with overall city opinion on the satisfaction of the availability of affordable housing.

APPENDIX V:

Affirmative Marketing and Minority Outreach Plan

Affirmative Marketing and Minority Outreach

As a recipient of federal funds, the City of Austin must adopt affirmative marketing procedures and requirements for federally-assisted rental and homebuyer projects. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

The City of Austin's Equal Employment and Fair Housing Commission informs the public of Austin's fair housing laws. The City has adopted laws that go beyond the federal guidelines to make protections based on race, color, sex, creed, religion, national origin, age (18 years or older), status as a student, physical and mental handicap, parenthood, sexual orientation and marital status. The City is working to strengthen partnerships between the Commission, the Austin Tenants' Council and the Mayor's Committee on People with Disabilities to address the problems of housing discrimination. The City also provided a forum to discuss housing discrimination with stakeholders at the "Community Conversations" Forum in 2005.

I. Affirmative Marketing Plan

When a homeowner or rental housing project containing five or more units will be constructed, the City of Austin and /or its subrecipients will provide information to the community to attract eligible persons (which may include low to moderate income individuals, minority groups, residents of Public Housing and residents of manufactured housing) through neighborhood association newsletters, informational flyers, events, newspaper ads, posting on the City's website, home tours, postcards, groundbreakings, Austin Board of Realtors listing, press releases, homebuyer fairs and workshops, education classes, and advertisements on the City television station without regard to race, color, national origin, sex, religion, familial status or disability.

In each program's guidelines, requirements for owners are outlined. Each owner is required to agree to carry out the following affirmative marketing procedures and requirements.

1. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because of race, color, religion or national origin.
2. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual has children who will be residing in that dwelling.
3. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual is eligible for public housing assistance.
4. The business/builder/non-profit shall conduct special outreach to a target group of persons least likely to apply through advertisement in newspapers whose circulation is primarily among the target group, as well as through notification of appropriate community groups and agencies.

Affirmative Marketing and Minority Outreach

5. The business/builder/non-profit shall advertise all homes for sale and apartments for rent in the appropriate local media.
6. The business/builder/non-profit shall include in all advertising HUD's Equal Housing Opportunity logo, slogan or statement, as defined in 24 CFR 200.600.
7. The business/builder/non-profit shall instruct all employees and agents both orally and in writing about the City's affirmative marketing requirements.
8. The business/builder/non-profit shall prominently display in its office HUD's Fair Housing Poster or Equal Housing Opportunity logo.
9. The business/builder/non-profit must keep on file any and all sales advertisements and applicant information. Copies of this information must be forwarded upon request to staff so that staff may properly assess the affirmative marketing practices.
10. Nondiscrimination: In the performance of its obligations under this agreement, The business/builder/non-profit will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the grounds of race, color, sex, creed or national origin, including Title IV of the Civil Rights Act of 1964 (Public Law 88-352, 78 Stat. 241), all requirements imposed or pursuant to the Regulations of the Secretary (24 CFR, Subtitle A, Part I) or pursuant to that Title; regulations issued pursuant to Executive Order 11063, and Title VIII of the 1968 Civil Rights Act.

The City of Austin keeps files of all marketing efforts.

Austin will report on its annual accomplishments in the CAPER. The measurement of the City's success will be to compare program participation to the City of Austin's overall demographics. The City of Austin will work with any contractor who is not meeting the requirements of the affirmative marketing plan.

II. Minority Outreach Plan

On February 19, 1987, the Austin City Council passed an ordinance establishing the Minority- and Women-Owned Business Enterprise (MBE/WBE) Procurement Program. The City Council approved major amendments to that ordinance on July 13, 1995. The program, which is administered by the City Department of Small and Minority Business Resources (DSMBR), established procurement goals for City departments that target Minority- or Women-Owned Business Enterprise (MBE/WBE). To qualify as a MBE/WBE, the business must be certified by the Department of Small and Minority Business Resources as a sole proprietorship, partnership, corporation, joint venture or any other business entity that is owned, managed and operated by a minority or woman, and which performs a commercially useful function. Once certified, MBE/WBE vendors are included on a citywide database that details the products and services they provide by

Affirmative Marketing and Minority Outreach

commodity code. This database is also available to prime contractors who are seeking to subcontract with City-certified MBE/WBE vendors.

The City of Austin produces the Contractor/subcontractor Activity Report after the close of every contract which is used to determine the amount of MBE/WBE contracts.

III. Plan for Increasing Homeownership for Special Populations

In addition to minority populations, federal programs like ADDI require special outreach efforts to be conducted to more specialized segments of the community. The City of Austin to also expand its outreach efforts to these particular segments of the community that have historically low participation level in the homeownership as well. These targeted populations may include but not be limited to residents of public housing and tenants of manufactured housing. Through increased coordination with the Housing Authority of the City of Austin (HACA), additional criteria will be developed that may allow public housing tenants additional consideration in accessing homeowner housing developed through the Austin Housing Finance Corporation (AHFC) and through local Community Development Housing Organizations (CHDO). Tenants of manufactured housing will be encouraged to participate through several homeownership fairs scheduled to be conducted in areas with high levels of manufactured housing. Through the information and training provided during the fairs, tenants of manufactured housing will be encouraged to become home owners, rather than renters. Further follow up with tenants will help identify those low income households that may be able to take advantage of existing homeownership opportunities. Low income household tenants that currently are unable to qualify for homeownership because of issues such as debt, credit, and income may be referred to accredited housing counseling providers.

IV. Long Term Homeownership Maintenance Plan

Increased foreclosure rates nationally indicate the need to ensure that low income homebuyers can not only purchase their home, but maintain homeownership as well. It is the intent of the City of Austin to help increase homeownership and help ensure long term stability of new first time home owners. It must be recognized that some low income households may not be ready to participate in homeownership. This can be accomplished through a series of proactive actions that include 1) restricting assistance to only low-income households that have demonstrated financial capabilities in obtaining and maintaining homeownership and 2) not participating in lending transactions that can be detrimental to the long term stability of the low income homeowner. In addition, the City will utilize the following plan of action in increasing long term homeownership stability and minimize the possibility of foreclosures of low income first time homebuyers:

1. Developing reasonable program lending criteria – This establishes limitations of fees and down payment assistance for City participation and helps minimize the effect of potential predatory lending.

Affirmative Marketing and Minority Outreach

2. Conducting needs based financial analysis – This identifies for the client the amount of assistance actually needed and whether reasonable costs are being charged by the lender and/or seller by potentially within industry standards
3. Pre-purchase homebuyer counseling – This requires the client to be informed prior to purchase of a home of the home buying process and requirements. The homebuyer will receive appropriate referrals to qualified housing counseling agencies.
4. Post-purchase homeowner counseling – This requires follow up contact with the homebuyer and identifies issues that left unchecked may lead to a foreclosure situation. The homeowner will receive appropriate referrals to qualified housing counseling agencies.

APPENDIX VI:

HUD 2005 Income Guidelines

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE
City of Austin

HUD Income Limits by Household Size
Effective Date: February 10, 2005

FY 2005 Area Median Family Income
For Travis County, Texas
\$67,300

MSA: Austin – San Marcos, TX.

Household Size	1	2	3	4	5	6	7	8
30% Median Income (30% of median defined by HUD)	14,950	17,050	19,200	21,350	23,050	24,750	26,450	28,150
40% Median Income*	19,900	22,750	25,600	28,450	30,750	33,000	35,300	37,550
50% Median Income (very low income defined by HUD)	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950
60% Median Income*	29,850	34,150	38,400	42,650	46,050	49,500	52,900	56,300
65% Median Income*	32,350	36,950	41,600	46,200	49,900	53,600	57,300	60,500
80% Median Income (low-income defined by HUD)	39,800	45,500	51,200	56,900	61,450	66,000	70,550	75,100

* MFI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only

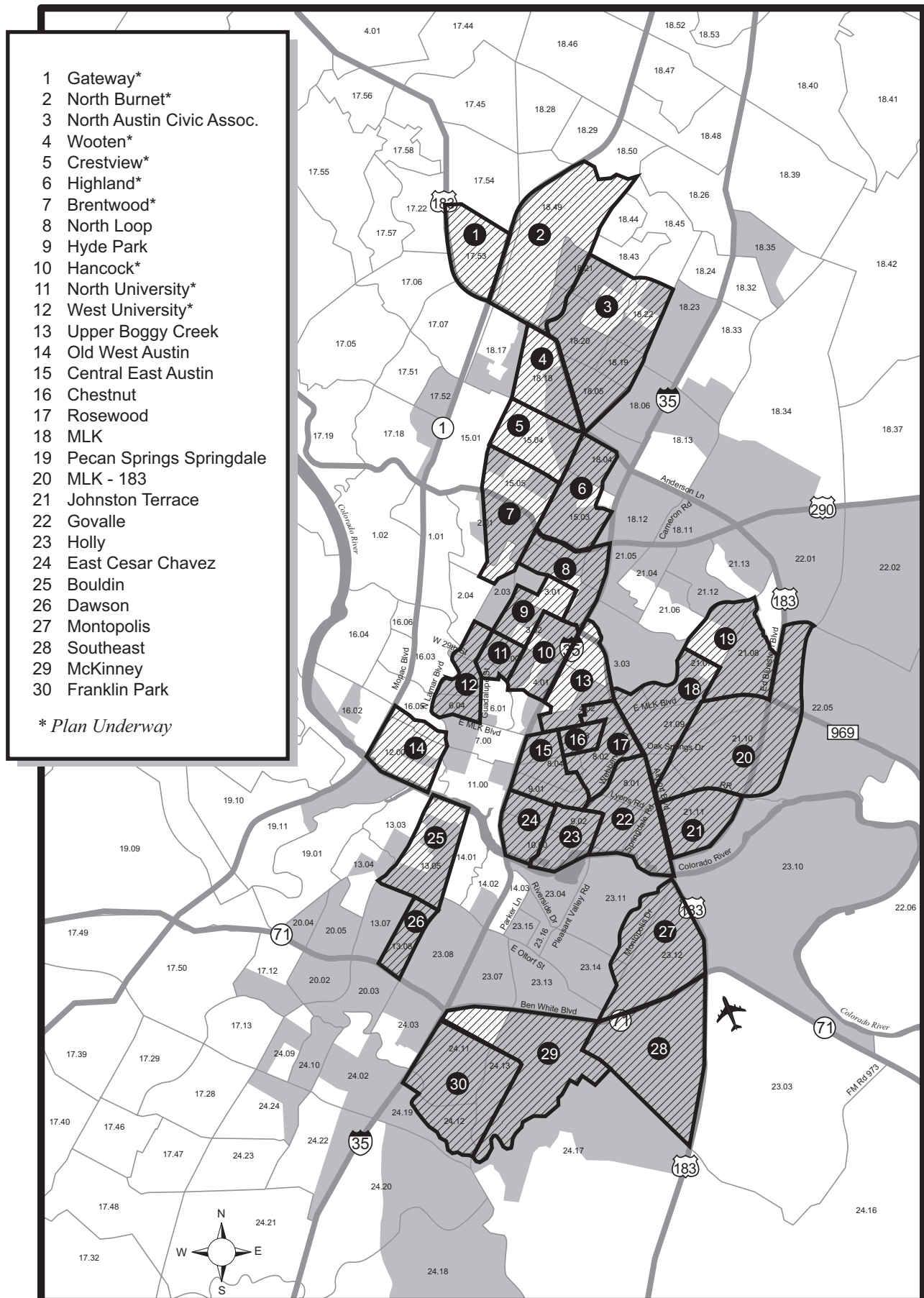
APPENDIX VII:

Maps

Neighborhood Planning Areas

Low to Moderate Income Census Tracts

Neighborhood Planning Areas



Source: City of Austin

Source: 2000 Census

CDBG and HOME Priority Areas

INSET



Source: 2000 Census

Includes South Congress, South 1st Street and Montopolis Corridors





The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended and does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores Gonzalez is the City's ADA/Section 504 Coordinator. If you have any questions or complaints regarding your ADA/Section 504 rights, please call her at (512) 974-3256 (voice) or (512) 974-2445(TTY).